

West Traverse Township
Public Hearing & Regular Planning Commission Meeting
May 12, 2010

Chairman Mooradian called the meeting to order at 7:00 p.m.

Present: Kristi Hollingsworth, Nancy Sarowski, Paul Mooradian, Pete Wallin,
Paul Repasky.

Absent: Ann Wilderom, Larry Rychlick.

Visitors: Alan Schlappi, DeAnne Schlappi, Alford LaCount, Martin Holzschu,
Bob Sandford, Randy Frykberg.

Approval of Minutes: **Kristi Hollingsworth made a motion that the minutes from April 14, 2010 be approved as presented. Pete Wallin seconded the motion.**

Vote: All yes.

Public Hearing: Chairman Mooradian called the Public Hearing to order at 7:05 p.m. The Public Hearing was held in order to review the Outdoor Wood Furnace regulations for West Traverse Township. Randy Frykberg explained the particulars of the proposed ordinance. Alan Schlappi had questions as to whether this ordinance could be voted on at this meeting and then recommended to the Township Board; a question regarding setbacks. It was explained that minor modifications could be made to the ordinance and then recommended to the Board, but any major changes would need to be discussed and then voted on at a later meeting. The Planning Commission has studied some of the State model ordinances, the DNRE models as well as EPA guidelines as they relate to outdoor wood burning. DeAnne Schlappi asked how it would be determined that something is a nuisance and who would monitor that. There was discussion as to what kinds of offenses would be investigated as being a nuisance. Alford LaCount had some issues with the setbacks and what he felt were State laws that already governed some of the restrictions in the proposed Township ordinance. A memo was received from the Emmet County Planning Commission regarding the proposed ordinance after they had reviewed it. They had quite a few suggestions for possible changes to the language in the ordinance. Frykberg reviewed the changes that were being suggested. The Public Hearing was closed at 7:43 p.m. and the regular meeting was re-opened.

UNFINISHED BUSINESS:

Discussion on Outdoor Wood Furnace Regulations: There was discussion regarding the definition of nuisance. Paul Repasky felt that there should be something in the definition regarding continuing or repeated invasions. It was agreed that the definition would be changed to read: Section 1, K. Nuisance: No materials shall be burned that create a foul or offensive odor, or that cause smoke emissions that are continuously or

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repeatedly offensive to occupants of surrounding property. DeAnne Schlappi had a question regarding harassment complaints.

The Planning Commissioners reviewed each item that the County Commissioners suggested for change. Sarowski suggested a change to Section 1., D and F; drop the second part of the statement which starts with *and* and finishes with *accordingly*. By dropping that part of the sentence, if the EPA changes specifications in the future, the ordinance would not have to be changed. Under Section 3, B.5, it was agreed to add at the end of the statement, *unless used as a starting fuel*. Under Section 3, B.7, it was agreed to change it to *lawn clippings, leaves and plants*. There was discussion concerning the regulation of existing outdoor wood furnaces. The word *existing* was deleted in several places which were brought up in the county's recommendations. There was further discussion regarding changing some of the language in order to clarify certain statements. It was agreed to have Randy Frykberg make all of the suggested changes to the proposed ordinance and then review it at the next Planning Commission meeting in June.

Zoning Administrator's Report: Randy Frykberg gave his written report.

Township Board Representative: Kristi Hollingsworth reported that Lake Rd. will not receive any stimulus money for re-paving.

Planning Commissioner Comments: Paul Mooradian had some comments regarding regulating medical marijuana.

Public Comments: Alford LaCount thanked the Planning Commission for allowing the audience to participate in their discussions.

Adjournment: **Pete Wallin made a motion to adjourn the meeting. Kristi Hollingsworth seconded the motion.**

Vote: All yes.

The meeting was adjourned at 9:20 p.m.

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The next regularly scheduled meeting will be June 9, 2010 at 7:00 p.m.

Submitted by:

Nancy Sarowski, Secretary

Transcribed by:
Susan Matsko
Township Secretary

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