

WEST TRAVERSE TOWNSHIP
REGULAR PLANNING COMMISSION
MAY 13, 2009

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

Present: Sarowski, Mooradian, Repasky, Hollingsworth, Arbaugh, Wilderom.

Absent: Wallin.

Visitors: Alford LaCount, Bob Sandford, Randy Frykberg, Sue Matsko.

Approval of Minutes: **Wilderom made a motion to approve the minutes of April 8, 2009 with one correction. Page 1, first paragraph, correct the spelling of Chris Stahl's last name. Sarowski seconded the motion.**

Vote: All yes.

NEW BUSINESS:

"Planners Moments" Seminars Unit 5 and Unit 6: The Planning Commission viewed unit 5 and unit 6 of the Planners Moments. There was some discussion regarding what they had watched.

UNFINISHED BUSINESS:

Discussion of Wind Energy System Draft #14 following input from Public Hearing: Randy Frykberg presented a revised draft of the Wind Energy System Ordinance. Joey Arbaugh had a question as to what noise was comparable to 55 decibels. There was discussion regarding that question. There was continued discussion regarding height restrictions. Mooradian still thinks that 120 feet is too high and it should be restricted to 60 feet.

Hollingsworth made a motion that the Planning Commission submit Draft #14 of the Wind Energy System Ordinance to the Township Board for review and action. Sarowski seconded the motion.

**Roll Call Vote: Repasky – yes, Hollingsworth – yes, Sarowski – yes,
Wilderom – yes, Arbaugh – yes, Mooradian – no.**

Discussion of Draft #7 C-1 Commercial District Amendment and Draft #6 I-1 Light Industrial District Amendment:

Revised drafts were presented and reviewed. The Planning Commission viewed pictures of parcels in Franklin Park that were not in compliance with the current zoning. There was a lot of discussion regarding setbacks for parking, screening of dumpsters and materials. It was decided to add the statement that any change of use would need to go for a site plan review and approval in both the commercial and light industrial districts.

Proposed: May 13, 2009

Approved: June 10, 2009

It was decided that it would help to make a site visit to Franklin Park and Backus Drive in order to really look at how businesses are using their sites at this time. They will review how consistent the current zoning is being followed and how the new ordinance would affect these businesses. A tentative date of June 2 at 6:30 p.m. was set.

OTHER:

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

Township Board Representative: Hollingsworth reported on curbside recycling, road and water updates. The Township Board is asking the Planning Commission to review a sample wood burning ordinance and report back to the Township Board as to what they think about it. They are also being asked to address whether or not outdoor wood burners are accessory buildings and would require zoning permits.

Planning Commissioner Comments: None

Public Comments: Alford LaCount had comments regarding Franklin Park, the Wind Energy System Ordinance and public input during motions.

Adjournment: **Arbaugh made a motion to adjourn the meeting.**

Vote: All yes.

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

The next regularly scheduled meeting will be June 10, 2009 at 7:00 p.m.

Submitted by:

Joey Arbaugh, Secretary

Transcribed by:
Susan Matsko
Township Secretary

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