

West Traverse Township
Regular Planning Commission Meeting
June 9, 2010

Chairman Mooradian called the meeting to order at 7:03 p.m.

Present: Kristi Hollingsworth, Nancy Sarowski, Ann Wilderom, Paul Mooradian,
Larry Rychlick, Pete Wallin, Paul Repasky.

Visitors: Alford LaCount, Eve Lauer, Frank Lauer, Randy Frykberg, Sue Matsko.

Approval of Minutes: **Hollingsworth made a motion to approve the minutes from the May 12, 2010 meeting as presented. Sarowski seconded the motion.**

Vote: All yes.

UNFINISHED BUSINESS:

Discussion on Outdoor Wood Furnace Regulations: Randy Frykberg presented the revised Outdoor Wood Furnace Ordinance with the changes that had been recommended at the prior meeting. Frykberg inserted a new paragraph which was the Intent of the proposed ordinance. Everyone agreed that it had the right language to cover what the Planning Commission was looking for. There was a lot of discussion regarding materials that should be allowed to be burned and ones that should be banned. It was decided to remove pallets from the banned materials. Paul Mooradian wanted wording that would ban construction and demolition materials. The rest of the board decided that these materials were already covered in other language in the ordinance. The definition of nuisance was re-worded and any references to causes of a nuisance were taken out. There were questions as to who determines what is a nuisance to someone and how complaints would be handled.

Hollingsworth made a motion to recommend the Outdoor Wood Furnace Ordinance to the Township Board for passing it with the changes as discussed at this meeting. Sarowski seconded the motion.

**Roll Call Vote: Hollingsworth – yes, Sarowski – yes, Wilderom – yes,
Mooradian – yes, Rychlick – yes, Wallin – yes, Repasky – yes.**

Discussion on Farmland and Open Space Preservation: Paul Mooradian reviewed what had been discussed previously with Farmland and Open Space. He feels that it is an avenue for landowners to get supplemental income from the state and federal government, beyond the conservancy. Landowners are able to either donate their property or sell it, but either way, it is totally voluntary. The conservancy has limited funds, so state and federal grants could be applied for to help in the purchase of property. A township ordinance needs to be in place in order to be able to apply for any of these grants. It was decided to ask someone from the Little Traverse Conservancy to come to the next Planning Commission meeting to discuss how an ordinance like this would work

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and how the Township and the Conservancy would work together.

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

Township Board Representative: Hollingsworth gave an update on the Township water and rate increases. Lake Road will be paved this year.

Planning Commissioner Comments: Paul Mooradian stated that he had no agenda as far as the outdoor wood furnaces.

Public Comments: Alford LaCount had comments regarding enforcement of ordinances.

Adjournment: **Hollingsworth made a motion to adjourn the meeting. Wilderom seconded the motion.**

Vote: All yes.

The meeting was adjourned at 8:50 p.m.

The next regular scheduled meeting will be July 14, 2010 at 7:00 p.m.

Submitted by:

Nancy Sarowski, Secretary

Transcribed by:
Susan Matsko
Township Secretary

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