

West Traverse Township
Regular Planning Commission Meeting
July 14, 2010

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

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

Absent: Paul Repasky.

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

Approval of Minutes: **Hollingsworth made a motion to approve the minutes of the June 9, 2010 meeting as presented. Wilderom seconded the motion.**

Vote: All yes.

UNFINISHED BUSINESS:

Discussion of Farmland and Open Space Preservation: Tom Bailey, Director of Little Traverse Conservancy, was present to give information regarding how farmland and open space preservation works, especially in conjunction with the Little Traverse Conservancy. The Conservancy gives help at no charge to governmental units, such as technical assistance, consulting, help with writing grants, etc. Mr. Bailey explained how the purchase of development rights works and that any purchase of rights is completely voluntary on the part of the landowner. An ordinance would have to be in effect in order to apply for any grants that would be used to purchase development rights. There was discussion regarding how development rights would be paid for such as grants, millages, donations, etc. Nancy Sarowski had some questions as to how much property in West Traverse Township would actually be available or suitable for purchasing development rights. It was suggested that the Planning Commission ask the Township Board what they think about pursuing development of this type of ordinance. Paul Mooradian was asked to attend the Township Board meeting in August to present the Planning Commission's interest in pursuing the open space ordinance. Randy Frykberg will map out current conservancy areas that already exist and areas that could be available in the Township for purchasing development rights for the next meeting.

NEW BUSINESS:

Site Plan Review, Maintenance Building Addition, Lakeview Cemetery: Randy Frykberg presented the details of the site plan review. Lakeview Cemetery would like to re-configure their existing maintenance building. They want to remove a 17' x 8' section of the building and then add an 8' x 72' addition along the east side of the building. ~~The~~

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Approved: September 8, 2010 with one change: *Delete sentence under Site Plan Review, Maintenance, starting on page 1 and ending on page 2 regarding restroom.*

~~17' x 8' section being removed would become a restroom for visitors.~~ Site plan review standards are mentioned in Frykberg's memo, but none of them apply to this application.

Sarowski made a motion to waive the need for a written impact statement and site plan. Wallin seconded the motion.

Vote: All yes.

Sarowski made a motion to accept the plans as presented and note that we have reviewed the site plan standards in Section 403:4 and they are acceptable.

Hollingsworth seconded the motion.

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

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

Township Board Representative: Hollingsworth stated that the Township Board approved the Outdoor Wood Furnace Ordinance and complimented the Planning Commission on their work on the ordinance. Updates were given on road projects in the Township.

Planning Commissioner Comments: None.

Public Comments: Alford LaCount had some comments regarding the Farmland and Open Space issue.

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

Vote: All yes.

The meeting was adjourned at 8:38 p.m.

The next regularly scheduled meeting will be August 10, 2010 at 7:00 p.m.

Submitted by:

Nancy Sarowski, Secretary

Transcribed by:

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Susan Matsko
Township Secretary

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