

WEST TRAVERSE TOWNSHIP
REGULAR PLANNING COMMISSION
JULY 8, 2009

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

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

Absent: Joey Arbaugh.

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

Approval of Minutes: **Sarowski made a motion to approve the minutes of the June 10, 2009 meeting as presented. Wilderom seconded the motion.**

Vote: All yes.

UNFINISHED BUSINESS:

Discussion of Draft #8 C-1 Amendment and Draft #7 I-1 Amendment:

Randy Frykberg presented the revised drafts for the C-1 and I-1 amendments. The Planning Commissioners walked through the commercial district at the last meeting. After their walk through, it was decided that one of the main concerns was the front yard setbacks for parking. It was agreed that the current setback of 50 feet for parking in the C-1 district is appropriate. The Planning Commissioners agreed that a 20 foot setback for parking in the I-1 district would work. There was also concern regarding waste receptacles and whether they needed to be screened. In order to maintain the look along State Rd., it was decided that there should be screening of waste receptacles in the C-1 district, but screening was not necessary in the I-1 district. It would be preferable that waste receptacles be kept out of site in the I-1, but it was understood that this would not always be possible. There was discussion regarding where the dividing line should be between the C-1 and the I-1 districts. After much discussion, it was agreed that the C-1 district would include all lots on State Road and it would also extend from State Road back through the first two parcels east on Franklin Street, both north and south; the first lot from State Road east on Backus Drive, both north and south; and both lots from State Road west on Hughston Road. The rest of the interior lots in Franklin Park and Backus Drive would be designated as the I-1 district. There were some changes made to the language in 304:3. The Planning Commissioners discussed adding language regarding storm water run-off and change in use. All commercial property owners will be invited to the next Planning Commission meeting to review these proposed ordinances and get their input and answer their questions.

NEW BUSINESS:

Proposed: July 8, 2009

Approved: August 12, 2009

"Planner's Moments" Seminar: Unit 7 and Unit 8 were viewed and discussed.

Discussion of Outdoor Wood Burners: The Township Board wanted the Planning Commission to review the State "Model Ordinance for Outdoor and Open Burning" for possible use by the township. It was determined that an outdoor wood burner would need a zoning permit because it is an accessory building. The height of the chimney and setbacks would determine the approval of an accessory building. It was suggested that outdoor wood burners could be regulated according to districts, setbacks, chimney heights, etc. There was discussion on what would be allowed to be burned; no burn barrels allowed; open burning would not be allowed with anything that is hauled in; make sure that burning of anything would not be a nuisance to neighbors and that it is done safely. This will be discussed again at the next meeting.

Zoning Administrator Report: Randy Frykberg presented his written report.

Township Board Representative: None.

Planning Commissioner Comments: Wallin had questions regarding the suggestion of a sidewalk alongside Harbor Point golf course. Mooradian stated that he was at the County Planning Commission and they plan to use West Traverse Township's Wind Energy Ordinance as a model for the County's ordinance.

Public Comments: Alford LaCount had comments regarding helicopter landing areas and wood burners. Bob Sandford had comments regarding the Wind Energy Ordinance and ORV access in the Township.

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

Vote: All yes.

The meeting was adjourned at 9:40 p.m.

The next regularly scheduled meeting will be August 12, 2009 at 7:00 p.m.

Submitted by:

Joey Arbaugh, Secretary

Transcribed by:
Susan Matsko
Township Secretary

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