

West Traverse Township
Regular Planning Commission Meeting & Public Hearing
September 14, 2011

Chairperson Sarowski called the meeting to order at 7:01 p.m.

Roll Call: Kristi Hollingsworth, Neil Ahrens, Ann Wilderom, Nancy Sarowski,
Larry Rychlick, Pete Wallin.

Absent: Paul Repasky.

Visitors: Alford LaCount, Randy Frykberg, Sue Matsko.

Approval of Minutes: **Rychlick made a motion to approve the meeting minutes of August 10, 2011 as presented. Ahrens seconded the motion.**

Vote: 5 yes. 1 abstained.

NEW BUSINESS:

Public Hearing for Sign Regulations, Zoning Ordinance 503:1: Public hearing was opened at 7:02 p.m. Randy Frykberg reviewed the language changes that were made due to discussions at prior meetings. There were no questions from the public.

The public hearing was closed at 7:04 p.m.

Wilderom made a motion to approve sending to the Township Board the amendment to the Zoning Ordinance Section 503:1 Sign regulations. Rychlick seconded the motion.

Vote: All yes.

Public Hearing for Zoning Amendment for Day Care, Charter Schools, Business Schools & Private Schools in C-1 & I-1: Public hearing was opened at 7:04 p.m. Randy Frykberg reviewed the language for the proposed zoning ordinance amendment regarding Day Care, Business School, Private School and Charter School regulations. A definition for Day Care was added and all of these uses were added as a special use. The definition will be added to Section 602. Alford LaCount had a question regarding 7c which states that all school buildings and school facilities shall be limited to serving the area of the school district. He thought that the term school district was too vague and that it should be defined more clearly. The public hearing was closed at 7:07.

There was a discussion regarding whether 7c was necessary since it was rather restrictive as to who would be able to attend these schools. It was agreed to delete 7c.

Wallin made a motion to approve the zoning ordinance amendments to 304 A:2 and 304 B:2 as presented, striking section 7c and 4c. Wilderom seconded the motion.

Vote: All yes.

Proposed: September 14, 2011

Approved: November 9, 2011

Public Hearing for Amendment to Zoning Ordinance Regarding Home Occupation and Home Based Business, Section 301:2 6 and 301:3 2: Public hearing was opened at 7:15 p.m. Frykberg reviewed the discussions that have been held and the changes that have been made to the Home Occupation and Home Based Business. Alford LaCount felt that the parking regulations for the Home Based Business were too restrictive. He thought that there should be more flexibility in how many parking spaces would be required. Mr. LaCount thought that the area of any of these businesses should be defined as to what area they would cover. The public hearing was closed at 7:26 p.m.

Proposed Section 301:2 6k was discussed at length. This section states that the distance between Home Occupations shall be a minimum distance of 500' from any other property with a Home Occupation or Home Based Business. There was discussion as to different ways to measure the distance between the properties. It was decided to leave the language as presented. There was discussion regarding the regulations for parking for a Home Based Business. It was agreed that the regulations for parking should be restrictive due to the fact that these businesses would be located in residential areas. The wording was changed to state that there should be a minimum of at least one space for each one hundred square feet of building area. There was also a sentence added to 301:3 2h: The Planning Commission may alter this parking requirement if the Planning Commission deems the parking needs to be different than the ordinance requires. There was discussion regarding 301:3 2k and 2l due to Mr. LaCount's concerns. It was decided to leave those two sections as written.

Rychlick made a motion to recommend to the Township Board the amendment to the Zoning Ordinance Section 301:2 6 Home Occupation, Section 301:3 2 Home Based Business, Section 302:3 4 Change of name and Section 602 Definitions of Home Office, Home Occupation and Home Based Business and to add the Comparison Chart as amended at this meeting. Wilderom seconded the motion.
Vote: All yes.

UNFINISHED BUSINESS:

Discussion of Farmland and Open Space Preservation: Wallin wanted to know if the Farmland and Open Space Preservation was even something that the Planning Commission should be delving into. It was agreed that this is not something that needs to be looked into at this time and there is no real need for this type of ordinance for West Traverse Township.

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

Board Representative's Report: Hollingsworth reported that Hoyt Rd. north of Quick would be paved soon.

Proposed: September 14, 2011
Approved: November 9, 2011

The Township Board created a committee to review the Michigan Medical Marijuana Act to come up with a proposal which would then be presented to the Planning Commission to consider as an amendment. It was felt that a smaller committee would be easier to work with. The committee will consist of one member of the Township Board, one member of the Planning Commission, Randy Frykberg and the Township attorney, Joel Wurster. Sarowski volunteered to be on the committee.

Rychlick made a motion to appoint Nancy Sarowski as the Planning Commission representative to the Medical Marijuana Committee requested by the Township Board. Wilderom seconded the motion.

Vote: All yes.

The Township Board made a recommendation that the Planning Commission should review Zoning Ordinance Section 301:3 10 to determine if it is appropriate that a private recreational area in the A-1 zoning district should require a special land use permit. Some of the Planning Commissioners felt that there was no need to review this zoning ordinance; others thought that it would be a good idea to review this section. Frykberg suggested that they also look at Section 301:2 6 which would be related. It was agreed that the Planning Commission members would review this and talk about it at their next meeting.

Planning Commissioner Comments: None.

Public Comments: Alford LaCount had some comments regarding his suggestions as to the zoning ordinance amendments discussed this evening.

The October Planning Commission meeting will be cancelled so that the Commissioners may attend an MTA meeting on the same night in Alanson. The next regularly scheduled meeting will be November 9, 2011 at 7:00 p.m.

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

Submitted by:

Pete Wallin, Secretary

Transcribed by:
Susan Matsko
Township Secretary

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