

West Traverse Township  
Public Hearing & Regular Planning Commission  
September 8, 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, Paul Repasky.

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

Approval of Minutes: **Sarowski made a motion to approve the minutes of the July 14, 2010 meeting with one correction: delete the sentence that begins on Page 1 and ends on Page 2 regarding the restroom. Wilderom seconded the motion.**

**Vote: All yes.**

Home Occupation Special Use Permit for a Small Pet Grooming Salon – Public Hearing and Commission Deliberations:

Chairman Mooradian opened the Public Hearing at 7:04 p.m. regarding the Home Occupation Special Use Permit requested by Katie Krause at 4356 Middle Rd. Randy Frykberg presented the specifics of this application. The property is in the AG district and the home occupation is permitted as a Special Use. The home occupation would be a small pet grooming salon which would occupy one room in the house and animal photography in part of another room. There are no exterior alterations to the building. There will be no outside boarding of dogs. Ms. Krause stated that this will be a small business with client appointments staggered throughout the day and not a lot of traffic. There were no comments from neighbors either in writing or phone calls.

The Public Hearing was closed and the regular Planning Commission meeting was reopened at 7:12 p.m.

Section 301:3, item 2 was reviewed which refers to Home Occupations. It was agreed that Ms. Krause complied with all of the requirements. Section 403:2 was reviewed and it was determined that some of the sections should be waived since they did not apply to this application. There was discussion as to where the photography was going to be done in the house. Ms. Krause has her photography equipment set up in part of one of her bedrooms. Section 501:4 was reviewed regarding the eight (8) standards for special use and structures. There was discussion regarding what hours would be appropriate for this business to be opened. It was agreed that 7:00 a.m. to 9:00 p.m. would be agreeable.

**Sarowski made a motion to accept the Site Plan as introduced by Katie Krause, waiving in Section 403:2, sections 2, 7, 8, 11 and 12 for the reason that they do not apply to this situation. Wilderom seconded the motion.**

Proposed: September 8, 2010

Approved: October 13, 2010

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

**Sarowski made a motion to accept the reviewed standards for special land use and structures in Section 501:4 as it pertains to this site plan. Hollingsworth seconded the motion.**

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

**Sarowski made a motion that whereas the Planning Commission has waived sections in 403:2 and accepted the standards in 501:4, we recommend the hours to be restricted between 7:00 a.m. and 9:00 p.m. on the Site Plan initiated by Katie Krause at 4356 Middle Rd., Harbor Springs, MI 49740; site plan for a home occupation including small pet grooming and in house photography related to pet photography utilizing an area less than 200 square feet, dated August 14, 2010 received, the assigned case was September 8, 2010. The Planning Commission recommends approval to the West Traverse Township Board. Hollingsworth seconded the motion.**

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

UNFINISHED BUSINESS:

Discussion on Farmland and Open Space Preservation: There was discussion regarding purchasing development rights and how it might affect the Township's tax base with decreased valuation of property. Randy Frykberg had distributed a map that showed the easements and preserves in the township. He was asked to also outline properties that were public property and exempt properties for the next meeting.

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

Township Board Report: West Traverse Township has joined with other participating municipalities to pursue establishing a district library.

Planning Commissioner Comments: Wallin stated that there is going to be a public hearing regarding making M-119 a national bike route. Sarowski wanted to know how exclusionary zoning might apply to West Traverse Township and conservation protection. Frykberg stated that there is nothing in West Traverse zoning that would allow it any place in the township.

Public Comments: Alford LaCount had some comments regarding PDR. Bob Sandford thought that some of the Planning Commission fees were quite high, such as the \$550 fee that Ms. Krause needed to pay in order to come to this meeting. Mr. Sandford also noted that the State of Michigan is going to be auctioning off the mineral rights on the Township 80 acres. He will keep the Planning Commission informed of how this proceeds.

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

**Vote: All yes.**

The meeting was adjourned at 8:56 p.m.

The next regularly scheduled meeting will be October 13, 2010 at 7:00 p.m.

Submitted by:

Nancy Sarowski, Secretary

Transcribed by:  
Susan Matsko  
Township Secretary