

**WEST TRAVERSE TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
FEBRUARY 8, 2017**

Chairperson Sarowski called the meeting to order at 7:00 p.m.

Roll Call: Baiardi, Opfermann, Sarowski, Kennard.
Absent: Wallin, Repasky, Gorman.

Visitors: Denise Cline, Ginny Russell, Randy Frykberg, Sue Matsko.

The Pledge of Allegiance was recited by all.

Approve Agenda: **Baiardi made a motion to approve the agenda as presented. Kennard seconded the motion.**

Vote: All yes.

Public Comments: None.

Approve Minutes: **Kennard made a motion to approve the meeting minutes of January 11, 2017 as presented with three corrections: Under "Election of Officers", change the word *elect* to *nominate* for Chair, Vice-Chair and Secretary. Opfermann seconded the motion.**

Vote: All yes.

OLD BUSINESS

Review Setback Regulations for Small Waterfront Properties Governed by Private Home Associations:

Gorman had brought up the subject of setback regulations for non-conforming waterfront lots that are governed by private home associations. He was not present at this meeting to present his information. Frykberg said that he had given Gorman some information from other townships as examples. Some of the waterfront lots do not meet the current zoning ordinance. Gorman wanted to consider what the private association regulations are. Frykberg stated that the Township cannot do that because the Township Zoning Ordinance governs. The private associations can have their own regulations, but they cannot be in lieu of the Township Zoning Ordinance. Sarowski pointed out that the Planning Commission had just changed the Zoning Ordinance to allow less of a side yard setback for non-conforming lots. She is under the impression that Gorman is suggesting changes for the front yard setback. Kennard stated that when someone buys property in one of these waterfront associations, they know what they are into. He thinks that trying to smash all of it onto one lot when the lot was designed for a time and era that was different from what a cottage is today. Today, the word cottage is not what it was. There was a question as to how many cases have actually gone to the ZBA for this type of variance. There was concern that this type of zoning could be considered spot zoning. It was agreed that there is no interest at the Planning Commission in going further with this.

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Discuss Proposed Revisions to the Zoning Ordinance: Denise Cline presented proposed revisions to the Township Zoning Ordinance. Discussion at this meeting would encompass Article IV, Section 401 through Section 413:11. There was a lot of discussion regarding temporary storage, setback areas, how long can something be stored before it is considered abandoned, can anything be stored in the front yard, can anything be stored inside of the backyard setback area. There was also discussion regarding whether accessory buildings should be allowed in the front yard of a property. Enforcement was a concern. Kennard wanted to establish the time limit of 90 days to determine how long something could remain in storage without having to have it moved. This would include outside storage of vehicles, recreational vehicles and equipment.

Section 4013:21 Signs was discussed extensively. Much of the current language regarding signs in the Zoning Ordinance had to be changed due to a ruling from the United States Supreme Court. Cline presented alternative language for this Section.

Cline will make changes to the language as suggested by the conversations at this Planning Commission meeting.

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

Township Board Representative Report: Baiardi did not have a report.

Planning Commissioner Comments: Kennard had a question regarding property that is being purchased by the Little Traverse Conservancy. Opfermann had a question regarding the recent cutting of trees on a parcel.

Public Comments: None.

Adjournment: The meeting was adjourned at 9:05 p.m.

The next regularly scheduled meeting will be March 15, 2017 at 7:00 p.m.

Submitted by:

Paul Opfermann, Secretary

Transcribed by:
Susan Matsko
Township Secretary

Proposed: February 8, 2017
Approved: April 12, 2017