

**WEST TRAVERSE TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
FEBRUARY 13, 2019**

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

Roll Call: Repasky, Moore, Mooradian, Uutinen, Gorman, Baiardi.
Absent: Wallin.

Visitors: Mary Catherine Hannah, Elaine Keiser, Tom Adams, Steve Schnell, Dave White,
Sue Matsko.

The Pledge of Allegiance was recited by all.

Approve Agenda: The agenda was approved by consensus with one change being made: the New Business will be moved up and discussed before the Old Business.

Public Comment: None.

Approve Minutes: **Uutinen made a motion to approve the meeting minutes of January 23, 2019 as presented with one correction: Page 1, under Approve Meeting Dates, in the motion it should be “dates” instead of “minutes”. Gorman seconded the motion.**

Vote: All yes.

NEW BUSINESS

Master Plan 2019 Update: The Township is required to review and update the Master Plan every five years. Steve Schnell, from Northeast Michigan Council of Governments, stated that the Michigan Planning and Enabling Act requires that the Master Plan needs to be looked at every five years to make a decision whether there needs to be any changes or not. Schnell recommends going through the Master Plan once a year; at the end of the year review the cases that have come to the Planning Commission during the year. Questions to be asked would be how does the Zoning Ordinance apply to those cases; does the Master Plan reflect any changes that are going on. It was noted that the Recreation Plan could be updated at the same time as the Master Plan.

OLD BUSINESS

Final Site Plan Review for Memory Care Unit, Perry Farm Village Case #1-2019, Fourth Amendment: The Planning Commission had gone through the preliminary review for the Site Plan for a Memory Care unit at Perry Farm Village at the last meeting. The Planning Commission had given Tom Adams some changes that had been requested to be submitted for this meeting. Adams stated that there was an issue presented to him today regarding the density calculations, specifically involving the memory care unit. The memory care unit will have 20 beds, but the density for the unit had been calculated using the number of seven. It was pointed out to him that there is nothing in the

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Zoning Ordinance that allows the calculations that they used which were one unit per three beds. All twenty beds have to be used in any density calculations. Adams talked about how density has been calculated in the past, but there is nowhere in the Zoning Ordinance that allows the calculations that he said have been used in the past for Perry Farm, to be used at this time. Schnell pointed out the sections of the Zoning Ordinance that refer to density and calculations in relation to the PUD. Sections 308:3, 706 and 727:3 deal with the calculations needed for density in a PUD. Adams explained what the future plans are for Perry Farm at some time after the memory care unit is built, which would be to put in two more apartment buildings. There was a lot of discussion as to the density and different ways of calculating the density. It was noted that not all of the calculations on the site plan were correct. It was agreed that all of the calculations for density need to be reviewed more. Mooradian pointed out that there needs to be some clarification on the six beds in the Perry Center and what will be done with those.

It was brought up that Perry Farm is advertising for their Perry Club and Wellness Center, which is a violation of the current PUD. Perry Farm has recorded new documents which include new covenants, but these have not been approved by West Traverse Township. Therefore, this project has to be reviewed according to what their original documents state. Hannah stated that she now has a license for the six beds in the Perry Center and Mooradian let her know that she needs to present a copy of the license to the Zoning Administrator.

Repasky wanted to review the items that the Planning Commission had asked the applicant to respond to for this meeting. He pointed out that they had produced a color coded map which showed the open space, which is kind of scattered, but it kind of fits the calculations. He said that the property line on Cemetery Road is offset from the road. Repasky said that he would like to see the plan as accurate as possible. He asked if the right of way line was truly off the parcel line or is it off the center line of Cemetery Road. He said that the Road Commission owns the right of way and they recognize what their right of way is. He would like to know what their answer would be. Keiser explained her thinking as to how the right of way is designated, and Repasky disagreed with her. He would like a letter from the Emmet County Road Commission as to where their road right of way is on Cemetery Road. Repasky pointed out that there are six trees being proposed in one of the retention areas and if those trees do not survive, they will be responsible for replacing the trees. Sealed copies of the final Site Plan drawings are required and they need to meet Section 727:14, 11 regarding water runoff. Moore pointed out that open space is to be used by residents, but most of the open space is on a hillside, there are no walking paths to any of these areas. He wondered if there is any meaningful way that the residents would use this open space as it is intended to be used.

Mooradian reviewed the check list that the PC members wanted to go over at this meeting. A letter from the Harbor Springs Fire Department has been received stating that they approve what has been presented on these plans.

There was discussion regarding the backup spaces that have been shown on both sides of the parking between Building 2 and the Memory Care unit. It was not felt that the backup spaces were deep enough. Repasky felt that the depth that is depicted is not functional. Gorman suggested that the two

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backup spaces be extended to 18 feet each and that was agreed upon.

Mooradian cited Section 506:B where it talks about vehicle traffic and pedestrian traffic. It is also referred to in Section 604:B, Section 727:2D and Section 727:14, A-9. Mooradian stated that this proposed project in its own manner is in a sense an attractive nuisance and it attracts people from the public to cut through and walk the roads. By not requiring a sidewalk up Cemetery Road, the Planning Commission is not protecting the public safety and welfare because they are encouraging people to walk the roads in Perry Farm Village where there are elderly people who may not have the best driving skills or people who may be distracted on Lake Street or Cemetery Road.

Mooradian reviewed the Section 506 Site Plan Review Standards. All of the Standards have been reviewed and agreed upon.

Mooradian made a motion to postpone the review for Perry Farm Village Amendment Case #1-2019, Fourth Amendment until the next meeting of March 20, 2019 because of new information brought forward tonight regarding overall density calculations and other information that was discussed at the meeting tonight. Repasky seconded the motion.

Roll Call Vote: Uutinen – yes, Gorman – yes, Moore- yes, Baiardi – yes, Repasky – yes, Mooradian – yes.

Adjourn: The meeting was adjourned at 10:05 p.m.

The next regularly scheduled meeting will be March 20, 2019 at 7:00 p.m.

Submitted by:

Dawson Moore, Secretary

Transcribed by:
Susan Matsko
Township Secretary