

**WEST TRAVERSE TOWNSHIP  
REGULAR PLANNING COMMISSION MEETING  
JULY 11, 2018**

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

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

Visitors: Dawson Moore, Kristi Hollingsworth, Scott Schlehuber, Eve Lauer, Joe Lavender.

The Pledge of Allegiance was recited by all.

Approve Agenda: Baiardi suggested moving the New Business to before the Old Business. Mooradian wanted to add "Changing the August meeting" to b. under New Business.

**Baiardi made a motion to approve the Agenda with the suggested changes. Opfermann seconded the motion.**

**Vote: All yes.**

Public Comment: None.

Approve Minutes: **Wallin made a motion to approve the meeting minutes of June 13, 2018 as presented. Kennard seconded the motion.**

**Vote: All yes.**

NEW BUSINESS

Accessory Building Exemption: Joe Lavender reviewed the application for an accessory building to be built prior to construction of a primary residence. Scott Schlehuber is requesting the approval of an accessory building that is 32' x 50' (1,600 sq. ft.) to be built on his property at 3473 Quick Rd. (16-15-12-200-013). Mr. Schlehuber has 13.6 acres with 276 ft. of road frontage. All setbacks are met for the R-1 District. Mr. Schlehuber would like to build the accessory building to use to store items which will be used for the construction of a residence after the sale of his current residence.

According to Zoning Ordinance Section 407:1, C 2, he is allowed two 1,600 sq. ft. accessory buildings on the size of his lot. He will have to file an affidavit with the Register of Deeds explaining the purpose of the building prior to receiving a zoning permit. Mooradian reviewed the requirements that need to be met according to the Zoning Ordinance. Mr. Schlehuber stated that he moved the side yard setback on the west side of his property to give more of a buffer to his neighbor to the west and he has also planted some trees between him and the neighbor to the west. Kennard asked whether Mr. Schlehuber planned on clearing any trees between the accessory building and the road and he said no.

**Wallin made a motion to approve Case #2018-02 for Scott Schlehuber for property parcel #24-16-15-12-200-013 with the following conditions: the applicant files an affidavit with the Register of Deeds, as stated in Section C #1 and it meets #2, it follows the Site Plan that was dated with today's date by Scott Schlehuber, for the request to place an accessory building on**

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~~3397~~ **3473 Quick Rd. that consists of 13.6 acres without a primary residence. Baiardi seconded the motion.**

**Roll Call Vote: Mooradian – yes, Wallin – yes, Kennard – yes, Baiardi – yes, Opfermann, Repasky – yes.**

Meeting Schedule for August: Joe Lavender has a conflict with the scheduled meeting date of August 8, 2018. It was agreed to change the meeting date to August 15, 2018 at 7:00 p.m.

### OLD BUSINESS

Zoning Amendments Discussion: Mooradian reviewed the discussion from last month's meeting regarding fire walls and setbacks. After looking at the Zoning Ordinance and the restrictions on setbacks, it was decided that the current wording was correct and no changes are necessary. Mooradian brought up the question of application deadlines. He felt that it should be 14 or 15 days before the Planning Commission meeting dates. Kennard thought that 10 days is fine, but all materials need to be submitted by then and it needs to be strictly enforced. Mooradian pointed out that the Zoning Administrator needs time to process the applications, review them and get the necessary materials together to send out to the Planning Commissioners in a timely manner. It was decided to keep this topic on the list for amendments.

Mooradian brought up the subject of storm water in the commercial district. He felt that there should be a baseline to what retention should be built to. Repasky thought there should be at least a ten year storm. Anything greater than that really can't be controlled, ten year is a guess and is pretty standard for storm sewer design within a street. As a site is developed, it needs to be maintained onsite at the same flow with no more flow being released than what the pre-existing conditions were at a ten year storm. Mooradian asked Repasky if he could share some ideas with Lavender regarding storm water retention.

Zoning Administrator's Report: Lavender had presented his written report. He will be working on updating zoning permits and other applications because they don't seem to flow very well with the current ordinance. Opfermann asked about the status of the blight properties that are being addressed. Lavender stated that six properties had been identified as having blight, but the Board decided to address three of them. Opfermann thought that there were properties on M-119 that need to be reviewed and fall within the intent of the blight ordinance. He would like those properties to be included at some future time. Mooradian urged all Planning Commission members to attend future Board meetings and share their views.

Township Board Representative: Baiardi stated that there had been some dissatisfaction at the Board meeting held last night. The Supervisor was unhappy with the way things came across in the PC minutes. The Supervisor felt that the Township is backing up the Planning Commission and

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enforcing the Ordinance. The Board had a discussion about a new township hall and the best way to solicit input from the community.

Planning Commissioner Comments: None.

Public Comments: Dawson Moore had some comments regarding the Zoning Ordinance and how it relates to AG in Residential. Kristi Hollingsworth had comments regarding the blight ordinance and her reason for not voting to address all of the blight properties that were presented to the Board. Eve Lauer thought that possibly the actual zoning districts should be looked at because there are some residential districts that back up to farms which are agricultural, citing the example of wanting to raise chickens in a residential district and not being able to, but being adjacent to a pig farm which is in the agricultural district. She thought that where possible, certain allowances should be considered.

Adjourn: The meeting was adjourned at 8:07 p.m.

Submitted by:

Paul Opfermann, Secretary

Transcribed by:  
Susan Matsko  
Township Secretary

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