

**WEST TRAVERSE TOWNSHIP
PUBLIC HEARING AND REGULAR PLANNING COMMISSION MEETING
JUNE 14, 2017**

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

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

Visitors: Paul Mooradian, Denise Cline, Ethan Cline, Jared Cline, Bob Sandford.

The Pledge of Allegiance was recited by all.

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

Vote: All yes.

Public Hearing on the Township's Proposal to Build a Water Booster Station on Hughston Road:

West Traverse Township is proposing to construct a water booster station on its 40 acre parcel (24-16-15-02-300-003) on Hughston Road in order to activate the already installed fire hydrants along Hughston Road. This booster station would also provide service to residents along Hughston Road if they would ever want to connect to the water system in the future. There were no public comments. The Public Hearing was closed.

Approve Minutes: **Baiardi made a motion to approve the meeting minutes of April 12, 2017 as presented. Opfermann seconded the motion.**

Vote: All yes.

NEW BUSINESS

Water System Booster Station: Repasky asked if the Township had received bids. Supervisor Sandford stated that a request for bids had been in the newspaper last week and they would need to be submitted by June 27, 2017. The estimated cost would be approximately \$180,000. Kennard had some questions as to whether neighbors would hear noise from the booster station. He was told that nobody would hear anything. There were questions regarding drainage from any accidental overflow. It was explained how the water Reservoir functions and why the Township wants to hook up the existing system at this time. The Site Plan Review Standards and Special Land Use Review Standards were reviewed and it was felt that this proposal complies with all of them.

Kennard made a motion to recommend approval to the West Traverse Township Board's request for a Special Land Use permit to construct a water system Booster station below the Reservoir on the Township's 40 acre parcel at 6365 Hughston Road (24-16-15-02-300-003). Gorman seconded the motion.

Vote: All yes.

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UNFINISHED BUSINESS

Discussion of Proposed Zoning Ordinance Changes:

Denise Cline had presented the proposed changes to Article 7, Supplemental Regulations. She explained how she made the changes and why. There are no changes to the actual Ordinance; it is just being re-organized to make it more user friendly. There was discussion regarding kennels and it was decided to look at this in the future to see if changes need to be made to that particular section. The PC members discussed outdoor wood furnaces and whether the language needs to be updated. This will be looked at in the future. Article 7 was discussed extensively and some changes were made to re-arrange certain sections, but not to change the actual Ordinance. There was discussion about expanding the mailing area for notice of public hearings on wind turbines and cell towers given the extended visibility of these structures. The standard requirement for mailing notice is 300 feet. It was decided this would be left up to the Zoning Administrator to be determined on a case-by-case basis.

Zoning Administrator's Report: Randy Frykberg had presented his report for April, 2017.

Township Board Representative Report: Township Board minutes had been presented.

Planning Commissioner Comments: None.

Public Comments: None.

Adjourn: The meeting was adjourned at 8:40 p.m.

The next regularly scheduled meeting will be July 12, 2017 at 7:00 p.m.

Submitted by:

Paul Opfermann, Secretary

Transcribed by:
Susan Matsko
Township Secretary

Proposed: June 14, 2017
Approved: August 9, 2017