

**WEST TRAVERSE TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
MAY 9, 2018**

Chairperson Mooradian called the meeting to order at 7:01 p.m.

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

Visitors: Joe Lavender, Sue Matsko.

The Pledge of Allegiance was recited by all.

Approve Agenda: The agenda was approved by consensus.

Public Comments: None.

Approve Meeting Minutes: **Baiardi made a motion to approve the meeting minutes of April 11, 2018 as presented. Gorman seconded the motion.**

Vote: All yes.

OLD BUSINESS

Agricultural Special Use in Residential Districts: Joe Lavender had presented the Planning Commissioners with zoning regulations from Grand Haven Township, regarding agriculture in residential districts, and these were reviewed. The Planning Commission had asked Lavender to find samples of other similar townships who might allow agriculture by special use only. He is still looking at other sources for information. There was general conversation regarding the Right to Farm Act, GAAMPS and how all of these regulations apply to the Township. There was discussion regarding Township Zoning and whether any of it could be enforced if a property owner had been approved through the GAAMPS process. A recent approval from the State Agriculture Department was cited with a questions as to whether this property qualifies under the GAAMPS due to its proximity to other zoning districts that do not allow animals. The Planning Commissioners were provided an opinion by Clifford Bloom regarding township zoning regulations and whether they could be enforced. Mooradian asked Lavender to contact the State of Michigan to find out about the verification of the Category 3 GAAMPS approval that was granted to the Graham property which was based on the applicant's submittal; did they physically do a site visit or did they just review the documents. It was agreed that Lavender would contact the Township Planner to see what could be done with the zoning regulations for GAAMPS sites within West Traverse Township.

NEW BUSINESS

Michigan Municipal League Planning Guide Chapter 6: Mooradian had provided the Commissioners with a copy of Chapter 6 - Making Your Decisions Stick. There was discussion about how motions are made at the meetings in the future. There was a general consensus that having a

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template available to have the basic information for any motion would be a very helpful tool.

Zoning Administrator's Report: Lavender had presented his written report. He noted that he had received the information that was requested for the MacGregor project and that he had been issued a zoning permit. Mooradian asked Lavender how he answered a question in reference to whole house generators and setbacks. Lavender stated that they need to meet the setbacks as listed in the zoning ordinance, although this is not clearly defined in the Zoning Ordinance.

Township Board Representative: Baiardi reviewed the latest election.

Planning Commissioner Comments: Kennard stated that because of the last site plan review, it was discovered that the current Zoning Ordinance is not very clear on the side yard setback for fire walls. He feels that it should be addressed and be defined. Kennard asked Baiardi what is going on with a new Township hall design concept. She said that they had received some drawings to try to determine if this is something that the Township wants to go ahead with at this time; it is in an early stage of discussion. Opfermann stated that he feels that the requirement of a person to have to provide their name when filing a complaint is a bad idea. Baiardi pointed out that Blight is a Township ordinance, not a Planning Commission issue. The Township Board will be reviewing some properties for blight at their next meeting. The Township Board can make the decision to address blight on its own, without a written complaint from any Township residents.

Mooradian reviewed a list of items that he feels the Planning Commission should look at again: setbacks for firewalls, agriculture in residential districts, setbacks for generators and air conditioners, storm water requirements. Site Plan Review deadlines are 10 days in the current Ordinance. He would like to see them changed to 14-21 days on a Site Plan submittal; Special Land Use and PUDs are already at 30 days for submittal.

Mooradian would like to see the Planning Commission agenda online and the application deadlines online. He would also like to see the PC packets uploaded online.

Public Comments: None.

Adjourn: The meeting was adjourned at 8:19 p.m.

Submitted by:

Paul Opfermann, Secretary

Transcribed by:
Susan Matsko, Township Secretary

Proposed: May 9, 2018
Approved: June 13, 2018