

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

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

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

Visitors: Marty MacGregor, Becky MacGregor, John Baker, Joe Lavender, Sue Matsko.

The Pledge of Allegiance was recited by all.

Approve Agenda: Mooradian wants to add: Case #ZP-18-01 at the end of MacGregor Site Plan Amendment.

Wallin made a motion to approve the agenda with the one addition. Kennard seconded the motion.

Vote: All yes.

Public Comments: None.

Approve Minutes: **Wallin made a motion to approve the meeting minutes of March 21, 2018 with the following corrections: add Bob Sandford to Visitors; change Mr. Hughes to Mr. Jacob on Page 4; Page 4 under Zoning Administrator's Report, the last sentence should be changed to "lines are not always center within the road right of way.; add the following sentence under Zoning Administrator's Report – Setbacks should only be measured from the surveyed edge of the road right of way. Kennard seconded the motion.**

Vote: All yes.

OLD BUSINESS

MacGregor Site Plan Amendment: Joe Lavender gave an overview of the MacGregor site plan revisions, dated March 29, 2018. At the last meeting, the Planning Commissioners had asked MacGregor to provide further information regarding building elevations, Health Department approval for septic, setbacks, updated drainage and storm water retention, parking spaces and trees. MacGregor has asked for a deferral of parking spaces and additional trees. MacGregor stated that he has added three more parking spaces, but has not added any trees because he is asking for a deferral for those. Elevations for the two proposed buildings have been provided. Mooradian suggested that the buildings should be marked as Building D and Building E on the elevation plans as well as having them marked with a North arrow for direction. Kennard stated that the service door on the north end of Building D is within the fire area within the setback of 20 feet. He thinks that the door should be a fire rated door. Gorman felt that this should be up to the County building department as to whether it meets code. Repasky pointed out that there is a service door on the south west side of Building D that would be right where a parking space is depicted on the site plan. There are enough parking spaces to be able to take away one space that is located in front of the service door. Everyone

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was good with the number of parking spaces and where they are located. Repasky asked about the height of the buildings. The height is 28' to the peak of the buildings. This is one foot higher than the existing buildings. He was concerned as to whether the neighbors should be apprised of the difference in height and whether it would be noticeable. The buildings are going to be one foot higher than what was discussed with the neighbors in the past, but less than the allowable height of 35 feet. Kennard did not think that it would be a big visual change.

Mooradian said that the east-west wall of both buildings meets the Ordinance with a two hour fire rated wall. Repasky stated that the Planning Commission should reference setback distances and any references to safety while building construction should be totally and solely the building inspector's responsibility.

Gorman asked MacGregor if he was guttering the whole building D. MacGregor stated that he was. Opfermann noted that a storm drain from the prior site plan had been eliminated on the revised site plan and wanted to verify that it was because of the roof drain that was added. Mooradian pointed out that the gutters will capture the rain from building D and E so that anything that falls on the south side of E and the east side of D is either going to shed into an existing drain or it is going to shed towards 45 North, it won't leave the property. Opfermann also pointed out that six trees have been eliminated on this plan versus the prior plan. He also asked how the proposed hard surface area was reduced from what it was before. Mooradian reviewed some of the calculations that were provided. He noted that two existing storm retention areas are shown on the revised plans that were not on the prior site plan. MacGregor admitted that these are proposed water retention areas which are located between building A and B and to the west of building B. There was discussion regarding the size of the proposed retention areas and the fact that there needs to be some definition to them on the site plan. It was agreed to make a condition of having the retention areas defined specifically on a revised site plan for any motion. Kennard questioned the fact that there is additional impervious area that is not managed in an already existing parking lot where the slopes are already going to the existing catch basins. He said that the pavement is not going to be changed to go to other storm water retention areas. Repasky stated that there has already been a concern raised about water overflowing the current catch basins, so the question is being asked whether the current catch basins are sized appropriately. Kennard felt that Benchmark should be notified that the Planning Commission has a concern regarding the storm water retention. It was agreed that MacGregor should get a letter from Benchmark that addresses the Planning Commission's concerns about the water retention areas. A letter was received from the Health Department regarding the current septic system. Kennard felt that in the future, if there is a change in use and population due to that use, that it should be reviewed by the Health Department prior to any change. Everyone felt that would be appropriate. Opfermann asked whether building C should be shown as being retail office instead of boat storage, since there was a change of use earlier. That use has been changed in the file, so it should be fine as it is. It was agreed that the other current buildings, A and B, should be referred to as just storage, remove the word "boat".

MacGregor is required to install three trees due to the number of parking spaces that are required, but he is asking for a deferral for those trees. Gorman thought the trees would be appropriate. He said

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that the revised plan already shows a decrease of six trees from the original site plan that was approved. The original plan showed 25 trees being planted, but only 19 were actually planted. Repasky figures that MacGregor is actually asking for nine trees to be deferred when you add the six that were not planted and the three that are now required due to the number of parking spaces.

Kennard made a motion to approve the MacGregor Site Plan amendment #ZP 18-01, dated March 29, 2018, (Parcel #24-16-15-12-350-005) as presented with the following conditions:

- 1. that MacGregor provides a storm water letter from Benchmark Engineering detailing the storm water calculations with an engineering sealed plan and the base measurement of what the retention is based on storm frequency as well as the definitions of the proposed retention areas;**
- 2. add three trees within the 50' setback area on the northeast corner of the property in lieu of the parking island trees.**
- 3. the parking spot to be excluded in front of the west service door of building D.**

Repasky seconded the motion.

Roll Call Vote: Mooradian – yes, Wallin – yes, Kennard – yes, Baiardi – no, Gorman – yes, Repasky – yes, Opfermann – yes.

Agricultural Use: Mooradian reviewed that the Planning Commission has been discussing agricultural use in residential areas in the last couple of meetings. There was discussion about looking at what other municipalities are doing who have the same situations that West Traverse Township is having and have the same kind of character as the Township. There was discussion about the Right to Farm Act and how it preempts a lot of local zoning.

MTA Guide: Mooradian presented Chapter 2 from the MTA Guide, An Introduction to Township Planning and Zoning. More of the MTA Guide will be reviewed at the next meeting.

NEW BUSINESS: None.

OTHER:

Zoning Administrator's Report: Joe Lavender presented his written report and this was reviewed. There was discussion regarding complaints about a business at the MacGregor property from one of the buildings. It was agreed that any violations will be handled by the Zoning Administrator.

Township Board Representative Report: None.

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Planning Commissioner Comments: Kennard had questions about the Planning Commission By-Laws as to who can cancel a Planning Commission meeting and about Public Hearings. These will be addressed at the next meeting.

Public Comments: None.

Adjourn **Wallin made a motion to adjourn. Gorman seconded the motion.**

Vote: All yes.

The meeting was adjourned at 8:56 p.m.

The next regularly scheduled meeting will be May 9, 2018 at 7:00 p.m.

Submitted by:

Paul Opfermann, Secretary

Transcribed by:
Susan Matsko
Township Secretary

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