

**WEST TRAVERSE TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
OCTOBER 11, 2017**

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

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

Absent: Opfermann.

Visitors: Denise Cline, Jared Cline, Paul Mooradian, Randy Frykberg, Sue Matsko.

The Pledge of Allegiance was recited by all.

Approve Agenda: **Baiardi made a motion to approve the agenda as presented. Repasky seconded the motion.**

Vote: All yes.

Public Comments: None.

Approve Minutes: **Wallin made a motion to approve the meeting minutes of August 9, 2017 as presented. Baiardi seconded the motion.**

Vote: All yes.

Discuss the Final Draft of the New Zoning Ordinance: Denise Cline presented a final draft of the New Zoning Ordinance for review. Cline brought up a few areas that she thought should be discussed a little further. She pointed out that there was a conflict in the Sexually Oriented Business section between what was said in the text that a Special Use Permit was not needed, but the Land Use Table listed a Special Use as being necessary. It was agreed to change the Land Use Table to the same as what is in the text. There was discussion regarding changeable copy signs because they were not addressed in the old zoning ordinance. Storage of recreational vehicles as to where they can be stored and for how long was discussed. It was agreed to remove a time limit as to how long they can be stored and that where they are stored on the property should be regulated the same in R-1 and A-1. Kennard reviewed the questions that he had regarding some of the wording. Regulations that are governed by other entities were to be removed from this ordinance. There was discussion regarding some of the definitions. The wording for WESs was discussed. It was agreed to change the color requirements to just "color that would blend in with its natural surroundings". Mooradian brought up the subject of nurseries and landscaping in the A-1 district.

Kennard made a motion to hold a Public Hearing on November 8, 2017 to recommend approval to the Township Board for the New Zoning Ordinance. Wallin seconded the motion.

Vote: All yes.

NEW BUSINESS

Proposed: October 11, 2017

Approved: November 8, 2017

West Traverse Township
Regular Planning Commission Meeting
October 11, 2017

Amendment to Booster Station Site Plan/Special Use Permit: A Site Plan/Special Use Permit was already approved by the Planning Commission for a water Booster Station on Hughston Road. The MDEQ is requiring the Township to include a backup generator prior to adding any residential services. The Township Board is asking the Planning Commission to approve an amendment to the original plan to include a generator.

Gorman made a motion to approve the location of the generator and the generator for the Booster Station project. Kennard seconded the motion.

Vote: All yes.

Zoning Administrator's Report: Randy Frykberg presented his written report.

Township Board Representative: No report.

Planning Commissioner Comments: Baiardi requested that the Planning Commission meeting for January, 2018 be moved to January 4, 2018. That was agreed by consensus.

Public Comments: None.

Adjournment: The meeting was adjourned at 8:45 p.m.
The next regularly scheduled meeting will be November 8, 2017 at 7:00 p.m.

Submitted by:

Paul Opfermann, Secretary

Transcribed by:
Susan Matsko
Township Secretary

Proposed: October 11, 2017
Approved: November 8, 2017