

**WEST TRAVERSE TOWNSHIP  
REGULAR PLANNING COMMISSION MEETING  
DECEMBER 13, 2017**

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

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

Visitors: John Fergus-Jean, Joe Graham, Paul Mooradian, Randy Frykberg.

The Pledge of Allegiance was recited by all.

Approve Agenda: “Meeting Date Schedule” was added to the agenda right after the Approval of Minutes. **Baiardi made a motion to approve the agenda as amended. Repasky seconded the motion.**

**Vote: All yes.**

Public Comments: Joe Graham stated that he noticed a change in the new Zoning Ordinance that was not listed in the summary of changes. The change was the removal of agriculture as a permitted use in the R-1 district. He wants to know why the change was made and why it was not listed. Randy Frykberg explained that the interpretation that the Township received when talking to the Department of Ag/Rural Development, was that livestock cannot be separated from crop raising in Residential districts. No kind of commercial farming or any kind of livestock (including chickens) has ever been allowed in any Residential. Due to the fact that farming is either allowed or it isn't, and livestock cannot be separated from the crop, is the reason that livestock is not allowed in Residential. Livestock was never allowed in the old Zoning Ordinance, so it is not a change.

John Fergus-Jean had a question regarding Home Occupations and whether it is a Special Use. It was explained that there were no changes to that Section and it has always been a Special Use. He also had a question regarding the term “primary residence”. Sarowski explained that the intent all along had been that the person who has their primary residence at the location would be the person who would be given a permit to have a business in their home. It is not intended to be in a vacation home or letting someone else use it.

Paul Mooradian said that he had a few questions regarding the new Zoning Ordinance. He had a question regarding the definition of “development”. It was explained that there were some definitions added to the New Zoning Ordinance that were not in the current ordinance. These words are used in the ordinance and we felt having more definitions would offer more clarification to the ordinance. Mooradian asked who would baseline the capacity of township services as outlined in the proposed Special Land Use going forward. Kennard stated that the Planning Commission has the authority to defer to an engineer from start to finish or any other authority as necessary. Mooradian said that he again wanted the definition “vertical zoning” explained. It was explained at the prior meeting. Frykberg explained that the way vertical zoning is applied is basically for setbacks. The setbacks are measured from the drip line.

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Approved: January 10, 2018 with one correction: Page 2, motion for meeting dates: third should be changed to *second*.

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Approve Minutes: **Opfermann made a motion to approve the meeting minutes of November 8, 2017 as presented. Kennard seconded the motion.**

**Vote: All yes.**

Meeting Date Schedule: **Wallin made a motion to approve the 2018 meeting dates for the Planning Commission as presented, which will be held the ~~third~~ *second* Wednesday of the month at 7:00 p.m. except for January which will be on January 4 at 7:00 p.m. Opfermann seconded the motion.**

**Vote: All yes.**

Discuss the Final Draft of the New Zoning Ordinance: Baiardi had given some grammatical changes to Denise Cline for the final draft, but some of them are not totally done yet. Baiardi stated that when this project was started, they did not want to have any big changes and then have someone come and say “well, we didn’t know about that”. The only changes that were made were done to make the Zoning Ordinance legal or to become in compliance with the Right to Farm Act. The purpose was to get the information from the old ordinance into the new ordinance so that the Planning Commission will have to look at the new ordinance and find things in it that may need to be changed as it is being used. Kennard stated that he thinks it is very important to take each section of this new document and be burdened, as a Board, to review them to see what may need to be updated. He asked for the commitment of the Planning Commissioners to know that they are all committed to this process, and they are.

**Wallin made a motion to send the proposed New Zoning Ordinance to the County and to the Township attorney for their review. Opfermann seconded the motion.**

**Vote: All yes.**

Zoning Administrator’s Report: Frykberg presented his written report.

Township Board Representative: The Township Board made recommendations for the Planning Commission which was to re-new Wallin for another term and to add Paul Mooradian to replace Sarowski. The Board also appointed Chris Baiardi to the ZBA.

Planning Commission Comments: Opfermann thanked Sarowski for serving on the Planning Commission. Sarowski said that the PC really has the intent in their heart to serve the people, to listen to what they want.

Public Comments: Mooradian thanked Sarowski for her service. He looks forward to working with the rest of the Planning Commission.

Fergus-Jean said that he appreciated the diligence and tremendous amount of work that the Planning Commission put into the new Zoning Ordinance.

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Adjourn: The meeting was adjourned at 8:23 p.m.

The next regularly scheduled meeting will be Thursday, January 4, 2018 at 7:00 p.m.

Submitted by:

Paul Opfermann, Secretary

Transcribed by:  
Susan Matsko  
Township Secretary

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