

**WEST TRAVERSE TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
NOVEMBER 13, 2019**

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

Roll Call: Baiardi, Gorman, Uutinen, Mooradian, Moore, Repasky.
Absent: Wallin.

Visitors: None.

The Pledge of Allegiance was recited by all.

Approve Agenda: **Uutinen made a motion to approve the agenda as presented with the removal of New Business. Gorman seconded the motion.**

Vote: All yes.

Public Comments: None.

Approve Minutes: **Baiardi made a motion to approve the meeting minutes of October 9, 2019 as presented. Uutinen seconded the motion.**

Vote: All yes.

OLD BUSINESS:

Master Plan Discussion Map/Trail Plan/Edits: Baiardi presented an updated draft of edits to the Master Plan. It was agreed to review the current Zoning Map to see where there could be possible expansion of districts like the R-2 or Commercial districts. Repasky said that he thought being able to review the map itself was a good tool to be able to look at during the discussion. The areas are being looked at for possible future zoning, not changing any of it at this time. If areas are designated on the Master Plan map that are not currently on the Zoning Map, it could help someone who wants to develop a project with higher density by stating that the future map is showing how the zoning could possibly be expanded. Baiardi pointed out that all the Township property should be shown as S-1 on the current zoning map. The Planning Commission could recommend this change to the Township Board. The subject of affordable housing was brought up and how that could be integrated into the future land use. There was discussion as to how far any expansion of zoning districts should be taken. Repasky will draw up some new boundaries on the map for the next meeting.

West Traverse Township
Regular Planning Commission Meeting
November 13, 2019

Proposed Zoning Amendments for Planner Review: Solar, Events, Accessory Buildings:

Accessory buildings were discussed as to language that is being suggested to better define some of the wording in the ordinance. Denise Cline has submitted some changes to be considered. There was discussion about the definition of Common Wall, Attached Structure, Garage and Accessory Building or Structure. Mooradian pointed out that there was some confusion with some of the definitions and that is why they are being reviewed.

Denise Cline had presented language for Event Facilities which included the commercial event facility, setbacks, hours of operation, amplified sound, overnight accommodations, capacity, sanitary facilities, number of events, ingress/egress, buffers and outdoor seating. All of these subjects were reviewed and discussed. Baiardi suggested that “event barns” should have to be inspected for safety as far as structure, fire safety, ingress/egress.

Denise Cline had presented language for Solar Energy Panels. This would be new language for the Zoning Ordinance. There was discussion regarding the suggestions for this new section. It was decided to delete portions of the Yard Location and Setbacks to show no pole-mounted panels in the front yard and no encroachment into the setbacks.

Zoning Administrator’s Report: David White had presented his written report.

Township Board Representative’s Report: No report.

Planning Commission Comments: Mooradian stated that Dan Gorman will be completing his second term next month and will not be coming back in 2020.

Public Comments: None.

Adjourn: The meeting was adjourned at 8:43 p.m.
Next regularly scheduled meeting will be December 11, 2019 at 7:00 p.m.

Submitted by:

Dawson Moore, Secretary

Transcribed by:
Susan Matsko, Township Secretary

Proposed: November 13, 2019
Approved: December 11, 2019