

**WEST TRAVERSE TOWNSHIP  
REGULAR PLANNING COMMISSION MEETING  
MAY 8, 2019**

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

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

Visitors: John Baker, Steve Schnell, David White, Sue Matsko.

The Pledge of Allegiance was recited by all.

Approve Agenda: The agenda was approved as presented by consensus.

Public Comments: None.

Approve Minutes: **Baiardi made a motion to approve the meeting minutes of April 10, 2019 as presented with one correction: Page 2, paragraph 2: add the word “there” – “Taylor replied that there have been no”. Uutinen seconded the motion.**

**Vote: All yes.**

OLD BUSINESS

Review 2005 Master Plan Survey: The Master Plan survey was reviewed. The actual plan was looked at as well as the results from the survey. Steve Schnell, Township Planner, agreed with Mooradian that sending out a survey first and then reviewing the Master Plan with the results of the 2019 survey would be a good way to approach the Master Plan. It is possible that the Planning Commission will be helping to develop a current Recreation Plan, also. Schnell explained the difference of the expiration of a five-year plan for a Recreation Plan and a Master Plan is different. A Recreation Plan expiration date is five years after the date the plan was adopted. The Master Plan is required to be reviewed every five years, not adopted or changed. He said that it would be a good practice to actually review the Master Plan at the end of each year to see if there is anything that needs to be addressed. The Master Plan and the Recreation Plan will be totally separate. At this time, it was agreed that the reason for including the Recreation Plan in these discussions is that it makes sense to include questions for the Recreation Plan in a survey. Schnell explained the process for the survey and how people could answer and submit the finished survey. The West Traverse 2005 Community Survey Executive Summary gave a summary of the results of the survey and this was reviewed. Baiardi pointed out that most people do not understand the concept of density. The 2005 survey results showed that it was too technical for most people and misleading in its questions. After the discussions, it was agreed that for the next survey, it should limit the number of questions, try not to be misleading and do not ask questions that are a non-issue for the Township.

John Baker had presented a letter to the Planning Commission from the Recreation Committee and had proposed survey ideas. The properties that the Township owns are the Township Hall and

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approximately 9.4 acres of land on the north side of Lake Road; there are 80 acres of wooded land that is bordered by Ridge and Griffin Roads, which are both seasonal; there is the Thorne Swift Nature Preserve on Lower Shore Drive. There was discussion regarding the possibility of different uses for the different parcels. It was brought up that the Township pays the City of Harbor Springs to help cover the cost of maintaining the various facilities for different sporting areas in the city. There was discussion about what activities are offered now at the Township properties and what else could be incorporated for these parcels in the future. There was discussion about educating people about where these properties are and what is available, the possibility of purchasing more property and establishing a parking area for the 80-acre parcel.

Draft 2019 Survey from Planner to Review and Discuss: Steve Schnell had presented a draft of a survey to give the Planning Commissioners a starting point to find out what is wanted in a survey and what isn't. He said that the survey could be filled out online or paper copies could be provided by the Township. All of the proposed questions were reviewed and recommendations were given to Schnell so that he will bring back a draft survey with the changes that have been discussed. Moore had questions regarding the current wording in the Zoning Ordinance regarding farming in a residential district. It was explained how and why the Zoning Ordinance is worded that way.

Proposed Zoning Amendments for Planner Review: There was no discussion.

Zoning Administrator's Report: David White presented his written report which was reviewed.

Township Board Representative Report: Baiardi informed the Planning Commissioners about a Pod Cast through MTA which will have three sessions about Planning and Zoning.

Public Comments: None.

Planning Commission Comments: None.

Adjourn: The meeting was adjourned at 8:54 p.m.  
The next regularly scheduled meeting will be June 12, 2019 at 7:00 p.m.

Submitted by:

Dawson Moore, Secretary

Transcribed by:  
Susan Matsko  
Township Secretary

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