

Little Traverse Township Planning Commission
November 6, 2019 7:00 PM
Township Hall

Minutes

Chairman Van Berlo called the meeting to order at 7:00 PM.

Roll Call: Present: Martin Van Berlo, Joe Chattaway, Chip Radle, Tom Fairbairn & Shirley Snyder

Absent: None

Also present: Bill Dohm, Steve Olmsted, & Matthew Summers

Agenda: **A motion** was made by Mr. Chattaway and supported by Mr. Radle to approve the agenda as presented. The motion was carried by unanimous voice vote. (*see attachment page 3*).

Minutes: **A motion** to approve the minutes of October 1, 2019 as presented was offered by Mr. Fairbairn and supported by Mr. Radle. The motion was approved by unanimous voice vote.

Public Comment: Chairman Van Berlo opened the meeting to public comment. There were no public comments.

Case #B-5-2019 Site Plan Review for Olmsted Marketing LLC to expand an existing tool repair shop with two additions to an existing building, relocate one building to be used as commercial storage, and construct 3 new commercial storage buildings at 1201 West Conway Road.

Mr. Dohm presented Mr. Frykbergs' Memorandum containing Background, General Facts, Findings and Summary, dated 10-22-19. (*see attachment page 4-5*)

Mr. Olmsted He answered questions regarding relocation of an existing building, storage building use and utilities.

Discussion among Board members regarding septic location, landscape, lighting, and Fire Chief review.

Mr. Olmsted explained the septic re-location on the site plan, indicated existing landscaping would remain, down lighting would be installed in compliance with Twp. requirements and signage will remain in the existing location as indicated on the site plan.

Chairman Van Berlo asked if Board members had any questions or concerns. He asked if the Fire Chief had approved the plans. Mr. Dohm advised that he had not reviewed them, but would have him do it before final approval was given.

Following discussion, compilation of findings, and reviewing site plan review standards, a **motion** was offered by Mr. Fairbairn to approve the revised site plan as presented, subject to Fire Chief review and approval. The motion was supported by Mr. Chattaway and approved by unanimous roll call vote.

Case #B-6-2019 PUD Pre-Application Conference for Mathew Summers to develop several properties, including the former Sam's Body Shop and extending back to East Hathaway Rd. This conference is provided for in Article X-B PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT, Section 10008B.

Mr. Dohm read from the applicable review standards in Section 1008B, and advised this review is very preliminary, and that an application for Preliminary and Final review had not yet been received.

Mr. Summers introduced himself as representing a development group that is exploring the PUD concept to develop properties indicated on the preliminary site plan. He presented a revised preliminary site plan, and outlined the intentions for development as indicated on the plan. He would like Board input in order to address concerns they may have at this point.

There was discussion regarding consideration of leaving the "Future Development" area on Hathaway Rd. out of the PUD. Mr. Summers advised they plan 7 homes on 5 acres in one area. The development time line would start on West Conway Rd. and proceed northerly, pretty much in property sequence.

Mr. Dohm advised that once the complete application was received, he would schedule the required hearings for Preliminary and Final review. This could take several months.

Other Open Discussion for issues not on the agenda:

a. **Correspondence:** None.

b. **Planning Commission Members:** None.

c. **Township Board Members:** Mr. Dohm advised that another court hearing was held last week on the Duda ZBA appeal. No decision has been received from the court as yet.

Adjourn: There being no further business to be brought before the commission, Chairman Van Berlo adjourned the meeting at 6:53 P.M.

Date approved 12-8-19
Secretary Tom Fairbairn
Tom Fairbairn

Respectfully Submitted,
William P. Dohm,
Supervisor