

Little Traverse Township Planning Commission
October 1, 2019 7:00 PM
Township Hall

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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, Randy Frykberg, Bryan Nolan & Fred Walstrom

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 August 6, 2019 as presented was offered by Mr. Fairbairn and supported by Mrs. Snyder. 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-3-2019. Site Plan (*Revised - see attached page 4*) Review for Fred Walstrom to develop a 14 unit storage site condominium north of West Conway Rd. opposite Moeller Dr. The property is zoned B-2 and is described in tax parcel #24-08-16-14-100-022.

Mr. Frykberg presented his revised Memorandum dated October 1, 2019 from the previous plan that had been tabled on August 6th. (*see attachment page5-7*) He outlined that changes had been made, (*highlighted in blue*), to address concerns expressed by the Planning Commission at that meeting. He advised that the revised plan had been reviewed and approved by Fire Chief Cupps.

Mr. Walstrom and Mr. Nolan were present to answer questions.

Chairman Van Berlo asked if Board members had any questions or concerns. The question was raised as to the statement on the site plan regarding the necessity to return to the PC for site plan review as each structure was contemplated. It was the consensus that as long as the established sites and building envelopes were used as storage units, additional site plan review would not be necessary. There was discussion regarding screening, but didn't appear to be necessary due to the location of the project relative to surrounding uses.

Following discussion, compilation of findings, and reviewing the three site plan standards, a **motion** was offered by Mr. Fairbairn to approve the revised site plan as presented with the understanding that if any of the sites required a use change, additional site plan review would be necessary. The motion was supported by Mr. Radle and approved by unanimous roll call vote.

Other Open Discussion for issues not on the agenda:

a. **Correspondence:** None.

b. **Planning Commission Members:** Chairman Van Berlo asked if there were any comments from Planning Commission Members.

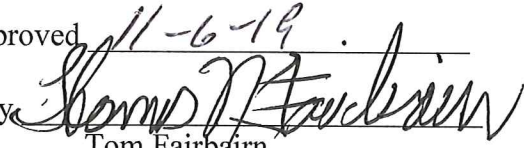
Mr. Chattaway noted that there were 2 ZBA hearings scheduled for variances to property line setbacks and % of lot coverages.

c. **Township Board Members:** Mr. Dohm asked if any PC Board members had attended the FEMA open house meeting held August 15th. Mr. Van Berlo and Mrs. Snyder responded that they had attended. He reminded Board members of the invitation to PC members to the next Emmet County Chapter of MTA to be held October 16th. at the Bear Creek Twp. Hall regarding zoning issues.

Adjourn: There being no further business to be brought before the commission, Chairman Van Berlo adjourned the meeting at 7:35 P.M.

Date approved

Secretary

11-6-19

Tom Fairbairn

Respectfully Submitted,

William P. Dohm,
Supervisor