

Little Traverse Township Planning Commission

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Tuesday, September 6, 2022

Minutes

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

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

Absent: None

Also present: Bill Dohm, Sarah Krupa, Ken Lane, and Steve ^{Van Ber} Winner.

Agenda: Chairman Van Berlo asked if there were any additions or deletions to the agenda. There were none. Upon a motion by Mr. Chattaway, with support by Mrs. Snyder, the agenda was unanimously approved by voice vote as submitted. (see attachment page 4)

Minutes: Upon review of the minutes of the regular meeting of August 10, 2022, a motion was offered by Mr. Radle to approve w/corrections (see page 3 regarding Wequetonsing Landowners Association (WLA)). A second was offered by Mr. Fairbairn, and the motion was unanimously approved by voice vote.

Public Comment: Chairman Van Berlo then opened the meeting to public comment for items not specifically listed on the agenda.

There was no public comment.

Case #B-07-2022

Chairman Van Berlo introduced the case as an application by Shoreline Architecture & Design, for Harbor Cove Community Properties, for site plan review to replace the burned out pool & recreation facility at 8780 Page Hill Rd.

Chairman Van Berlo then asked Mr. Lane to present his factfinding memo dated 08.29.2022.

Mr. Lane presented his memorandum and explained, point by point, compliance with site plan review standards. There were concerns regarding parking, but Mr. Lane explained that many of the users of the facility walked from their respective units, making the indicated parking spaces sufficient. He also advised that Fire Chief Cupps had reviewed and approved the site plan.

Mr. Steve Winner, represented Harbor Cove Community Properties, and concurred with the findings presented by Mr. Lane.

Chairman Van Berlo asked if there were any questions or concerns from Commissioners, or of staff. Mrs. Snyder made comments relative to her knowledge of the previous structure and the operation of the facility.

Mr. Dohm asked if the administrative offices of the association were going to be provided in this structure, as was the case in the old one.

Mr. Winner advised they were, and pointed them out on the floor plan. He indicated he would provide a revised floor plan labeling the office and other room uses.

Following discussion, a motion was made by Mr. Radle with support from Mr. Fairbairn to approve Case B-07-2022, Shoreline Architecture & Design, for a Site Plan Review for an accessory building at 357 Ridgewood drive (8780 Page Hill) in Little Traverse Township, tax parcel 24-08-16-400-016, and as shown on the site plan submitted August 16, 2022, because the applicable standards of the Little Traverse Township Zoning Ordinance have been met. The applicant is to submit a floor plan layout designating interior uses.

The motion was then passed by a unanimous voice vote.

Review Master Plan Discussion with Resort Community:

Chairman Van Berlo asked Mr. Lane to summarize comments received from resort community participants at the last meeting.

Mr. Lane reported that generally the comments presented at the meeting of August 10th. were positive, and helpful. Based on testimony given, it seemed to be the consensus that the community was satisfied with present procedures dealing with non-conforming lots, and no changes were necessary at this time.

Chairman Van Berlo then asked for input from PC Members.

The consensus of the PC was to make recognition, in the master plan, to account for preserving the integrity of the resort community by working with the various associations to meet their objectives.

Chairman Van Berlo then asked Mr. Lane to open discussion on Chapter 6, FUTURE LAND USE.

Mr. Lane presented copies of the existing version of the future land use map. He requested the Commissioners review it, and come back with any suggestions for changes they would like to discuss.

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Chairman Van Berlo presented maps for his suggested changes to the North side of West Conway Road in Section 15.

Mr. Dohm discussed parcels along M-119 between the Marathon Station and the H.S. Airport. He indicated there was a request to make changes to accommodate more commercial storage.

It was the consensus that Mr. Lane pick up on the previous process of section by section reviews as had been done in the past.

Open Discussion for issues not on the agenda:

- a. Correspondence: B&R August 2022 Planning Report.
- b. Planning Commission Members: None
- c. Township Board Members: Mr. Dohm presented a draft agreement to be considered as a result of the Dustin Dixon discussion that was held in February. He asked that a recordable agreement, prepared by Ken Lane, and approved by Joel Wurster be approved by the PC to allow for a recordable commitment by the property owner to comply with existing and future zoning regulations.

Following discussion, a motion was made by Mr. Van Berlo, with support by Mr. Chattaway to approve the agreement, and authorize the Zoning Administrator to sign and record it.

Chairman Van Berlo called for a rollcall vote as follows:

Mr. Van Berlo - Yes
Mrs. Snyder - Yes
Mr. Chattaway - Yes
Mr. Fairbairn - No
Mr. Radle - No

The motion was declared passed.

The next meeting will be held October 4, 2022 at 7:00 pm.

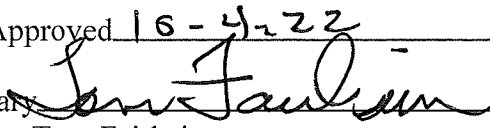
Adjourn: There being no further business to be brought before the commission, Chairman Van Berlo adjourned the meeting at 8:25 pm.

Respectfully Submitted,

William P. Dohm
Supervisor

Date Approved 10-4-22

Secretary


Tom Fairbairn

LITTLE TRAVERSE TOWNSHIP

EMMET COUNTY, MICH.

Regular Meeting of the Township Planning Commission
Tuesday – September 6, 2022
7:00 P.M.

AGENDA

1. Call to Order.
2. Roll Call.: Marty Van Berlo, - Chip Radle, - Tom Fairbairn, - Shirley Snyder,
Joe Chattaway
3. Approve the agenda.
4. Approve the Minutes of August 10, 2022.
5. Public Comment, **(for items not otherwise on the agenda)**.
6. Case #B-07-2022: Consider an application by Shoreline Architecture & Design, for Harbor Cove Community Properties for site plan review to replace the burned out pool & recreation facility at 8780 Page Hill Rd.
7. Master Plan Update;
 - a. Review results of resort community comments at last month's meeting.
 - b. Chapter 6: FUTURE LAND USE – (CONTINUE DISCUSSION)
8. *Open Discussion for issues not on the agenda.*
 - a. *Correspondence.*
 - b. *Consultant.*
 - c. *Planning Commission Members.*
 - d. *Township Board Members, (Introduce Development Agreement – example.)*
10. Adjourn

(Note 1: If a Board member is not able to attend this meeting, please call the office, 526-0351.)
*Indicates additions to agenda from the Draft that was circulated.

Note 2: To ensure everyone has the opportunity to speak, the chairperson may elect to limit the time permitted for each person to speak, except that the applicant, or recognized person may be permitted additional time as the chairperson allows. The chairperson may also elect to allow persons to speak only once, until all persons have had the opportunity to speak, at which time the chairperson, in his/her discretion, may permit additional comments. All comments by the public, staff and the Planning Commission shall be directed to the chairperson. All comments shall be related to the land use request, or other subject matter; unrelated comments shall be ruled out of order.