

Little Traverse Township Planning Commission

Tuesday, January 3, 2023

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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 - Shirley Snyder - Tom Fairbairn & Chip Radle

Absent: None

Also present: Bill Dohm, Ken Lane, Andrea Jacobs & Travis Johnson.

Chairman Van Berlo advised that Mr. Fairbairn and Mr. Radle were each reappointed to 3-year terms and needed to be sworn in before they could participate in the meeting. Supervisor Dohm administered the oath of office to both of them, and the meeting proceeded.

Agenda: Chairman Van Berlo asked if there were any additions or deletions to the agenda. There were none offered. Upon a **motion** by Mr. Chattaway, with support by Mr. Radle, the agenda was unanimously approved by voice vote. (*see attachment page 3*)

Minutes: Upon review of the minutes of the regular meeting of November 1, 2022, a **motion** was offered by Mr. Radle to approve as presented. 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 were no public comments.

Review Master Plan Discussion:

Chairman Van Berlo asked Planning Consultant Ken Lane to proceed with discussion on updating the master plan.

Chapters 1, 2, and 3:

Township Planner Lane provided an overview of chapters 1, 2, and 3 of the draft revision to the Master Plan. Chair Van Berlo went through some edits he is suggesting to each chapter. The Planning Commission by consensus agreed with the modifications proposed by Chair Van Berlo. The Planning Commission requested that Township Planner Lane compile the modifications into a final draft for review by the Planning Commission at its meeting in February.

Future Land Use Map: (*see attachment page 4*)

The Planning Commission reviewed modifications to the existing Township Future Land Use Map that had initially been discussed at the October 2022 meeting, including the expansion of areas designated as neighborhood commercial along West Conway and M-119. The Planning

Commission considered the intersection of West Conway and US 31 and agreed that the area should be designated as multi-family residential to allow for a mix of housing and neighborhood businesses. The Planning Commission directed Township Planner Lane to update the Future Land Use Map consistent with its discussion for review at its February meeting.

Andrea Jacobs of Housing North updated the Planning Commission on recently adopted state legislation that may impact housing development in the Township and across the region. She suggested the Planning Commission consider neighborhood enterprise zones as a housing development option.

Open Discussion for issues not on the agenda:

- a. Correspondence: B&R January 3, 2023 Planning Report.
- b. Consultant: Mr. Lane explained a minor addition that was approved administratively for a lean-to at 1201 West Conway Rd. He advised this was done after consulting PC Chairman Van Berlo.
- c. Planning Commission Members: Mr. Chattaway asked about a time schedule for adoption of the master plan. Township Planner Lane recommended an April public hearing, and then follow procedure for adoption by the Planning Commission, and forwarding to the Township Board for final adoption.
- d. Township Board Members: Supervisor Dohm recommended communicating with the Little Traverse Bay Band of Odawa's before the public hearing. He also advised that a new site plan was forthcoming for the former Walstrom property on West Conway Rd. Possibly it would be ready for the February 7th. PC meeting.

The next meeting will be held February 7, 2023 at 7:00 pm.

Adjourn: There being no further business to be brought before the commission, Chairman Van Berlo adjourned the meeting at 8:00 pm.

Respectfully Submitted,

William P. Dohm
Supervisor

Date Approved 2-7-23

Secretary Tom Fairbairn
Tom Fairbairn