

# Little Traverse Township Planning Commission

Tuesday, October 4, 2022

## Minutes

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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

**Agenda:** Chairman Van Berlo asked if there were any additions or deletions to the agenda.

Mr. Dohm requested that due to the absence of someone representing the applicant on case #B-08-2022, that the agenda item be moved to follow agenda item #7, in the event someone shows up later.

Upon a motion by Mr. Chattaway, with support by Mrs. Snyder, the agenda was adjusted as requested, and unanimously approved by voice vote. (*see attachment page 4*)

**Minutes:** Upon review of the minutes of the regular meeting of September 6, 2022, and a correction noted in the spelling of Steve Werner on page 1 and Mr. Werner on page 2, a motion was offered by Mr. Radle to approve as corrected. A second was offered by Mr. Chattaway, 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.

### **Case #B-08-2022**

Mr. Dohm noted there was no one in attendance to represent the applicant. He requested the Commissioners waive the rule for someone to be present to represent the applicant, due to the minor nature of the case.

Upon a motion by Chattaway, with support from Mrs. Snyder, the motion was passed by the following roll call vote:

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

Chairman Ven Berlo declared the motion passed 3 Yea and 2 No.

Chairman Van Berlo introduced the case as an application by Gowan Custom Builders, for Angell Healing Arts, for site plan review to construct a covered porch at 8930 M-119. (former Pilates Midwest & Yoga)

Chairman Van Berlo then asked Mr. Lane to present his factfinding memo dated 09.27.2022.

Mr. Lane presented his memorandum and explained, point by point, compliance with site plan review standards. He advised the addition was minor, and that Fire Chief review and approval was not necessary.

Chairman Van Berlo questioned the front setback from State Highway M-119. Mr. Dohm advised that he had verified the M-119 highway right of way width, at that point, to be 66', and that the set-back requirement on the site plan has been met.

Chairman Van Berlo asked if there were any questions or concerns from Commissioners, or staff.

Following discussion, a motion was made by Mr. Chattaway to approve Case #B-08-2022, Gowan Custom Builders, for Site Plan Review for a covered front porch addition at 8930 Harbor-Petoskey Road in Little Traverse Township, tax parcel 24-08-16-15-300-019, and as shown on the site plan submitted September 27, 2022, because the applicable standards of the Little Traverse Township Zoning Ordinance have been met.

Upon support from Mr. Fairbairn, the motion was passed by a unanimous voice vote.

#### **Review Master Plan Discussion with Resort Community:**

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

Mr. Lane presented his draft updates to Chapters 7 & 8.

**Chapter 8: Plan Implementation**— The Planning Commission read through and discussed the six goal and policy objectives contained in Chapter 8. The consensus of the Planning Commission was to accept Chapter 8 as revised and presented by Township Planning Consultant Ken Lane. (*see attachment page 5-10*)

**Chapter 7: Future Land Use:** The Planning Commission reviewed the future land use map and requested that the Township Planning Consultant Ken Lane present additional information on two properties on M-119 at the November meeting. The consensus of the Planning Commission was to accept the land use designations in Chapter 7 as revised and presented by Township Planning Consultant Ken Lane.

# Little Traverse Township Planning Commission

## Open Discussion for issues not on the agenda:

- a. Correspondence: B&R September 2022 Planning Report.
- b. Planning Commission Members: No comment.
- c. Township Board Members: Mr. Dohm advised an application had been received for site plan review for a Cabin Court on Mink Rd. that will be scheduled for the November 1<sup>st</sup>. PC meeting.

The next meeting will be held November 1, 2022 at 7:00 pm.

**Adjourn:** There being no further business to be brought before the commission, Chairman Van Berlo adjourned the meeting at 8:15 pm.

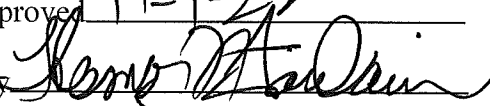
Respectfully Submitted,

William P. Dohm  
Supervisor

Date Approved

11-1-22

Secretary

  
Tom Fairbairn