

Little Traverse Township Planning Commission

Tuesday, February 7, 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 - Tom Fairbairn & Chip Radle
Absent: Shirley Snyder
Also present: Bill Dohm, Ken Lane, Travis Johnson, Keith Newbury & Ken Knott

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

Minutes: Upon review of the minutes of the regular meeting of January 3, 2023, a **motion** was offered by Mr. Chattaway to approve draft (3) 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.

Keith Newbury commented that he wanted to attend the meeting to keep apprised of the master planning. Mr. Dohm advised he would have a copy of the latest draft e-mailed to him.

Ken Knott commented that he was interested in discussing plans for his property on West Conway Rd.

Chairman Van Berlo invited him to participate in discussion during that portion of the agenda.

Review Master Plan Discussion:

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

Chapters 1 through 8, final draft:

Township Planner Lane provided an overview of chapters 1 through 8 of the latest draft provided to the Board in their packet. He went through edits made since the last review. He also provided prints, and reviewed three areas that had been discussed at the last meeting, to confirm the Boards' approval, (*see attachments pages 4-6*). The Planning Commission by consensus agreed with the modifications shown.

Mr. Knott inquired about the property he owns on West Conway Rd. to be considered for multiple housing, or commercial.

Discussion was held regarding wetlands involved, and the difficulty involved to draining the property. Mr. Dohm advised that public sewer was not available to that area.

It appeared to be the consensus that changing the current uses of the subject property would not be acceptable due to negativity of spot zoning surrounded by wetlands, farmland, and open space.

Mr. Chattaway would like to see a table of text abbreviations or some way of explaining what they are referring to. Mr. Lane advised that when they are used for the first time in the document, the abbreviation follows the text for that subject. Following, normally, only the text abbreviation is used.

Mr. Chattaway inquired about referencing the "Gateway to Harbor Springs" as a protective corridor. The consensus was to including it at Planner Lane's discretion.

The Planning Commission requested that Planner Lane clean up the draft as discussed, and bring clean copies with correct page numbers, etc. back at the March meeting.

Planner Lane outlined the time schedule to complete the Master Plan, indicating a public hearing would likely be held in July. Chairman Van Berlo concurred with the time line.

Open Discussion for issues not on the agenda:

- a. Correspondence: B&R February 2023 Planning Report.
- b. Consultant: A revised site plan for the former Walstrom property on West Conway Road has been received for review, but the applicant will not be available until the April meeting.
- c. Planning Commission Members: No comment.
- d. Township Board Members: The next meeting will be held March 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 7:55 pm.

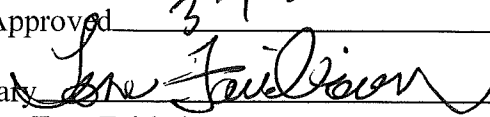
Respectfully Submitted,

William P. Dohm
Supervisor

Date Approved

3-7-23

Secretary


Tom Fairbairn