

# Little Traverse Township Planning Commission

Tuesday, September 5, 2023

## Minutes

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

**Roll Call:** Present: Martie Van Berlo - Chip Radle - Shirley Snyder & Tom Fairbairn

Absent: Joe Chattaway

Also present: Bill Dohm, Tim Knutsen, Greg, Tom & Jaci Gallagher, and five other visitors, *(see attachment page 5)*.

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

**Minutes:** Upon review of the minutes of the regular meeting of July 6, 2023, a **motion** was offered by Mr. Radle to approve as presented. A second was offered by Mrs. Snyder, 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-02-2023:** Conduct a public hearing on an application by Tom and Jaci Gallagher to rezone that part of tax parcels #24-08-16-15-200-025 and #24-08-16-15-200-026 lying 795.51 ft. north of the centerline of West Conway Road, from FF-1 Farm and Forest to B-2 General Business District. The properties are located at 643 and 707 West Conway Rd.

**7:23 pm:** Chairman Van Berlo opened the meeting to a public hearing on the proposal.

Supervisor Dohm advised that a public notice had been posted and published in compliance with MCL 125.3843(1) and PA 267 of 1976 as amended, *(see attachment pages 6-7)* He advised that no communications had been received to date.

Chairman Van Berlo introduced the case by reading Planning Consultant Ken Lane's memo dated August 23, 2023, *(see attachment pages 8-13)*, and a supplement follow up e-mail dated Sept. 5, 2023, *(see attachment page 14)*. It was pointed out that rezoning standards had been satisfied, except items #2, 3, and 7 were "Undetermined". As he was reviewing each item, the Chairman referred to the supplement for items #2, 3, and 7. He asked the Board if they were satisfied,

that the standards were met. By consensus, the Board found the standards were satisfied for each of the findings contained in both documents referred to above.

Chairman Van Berlo asked Tom Gallagher if he had any comments to the proposal.

Mr. Gallagher responded that this was a re-zoning application, and that the uses he proposes would follow as a site plan, and special use permit application if the re-zoning is approved.

Chairman Van Berlo then asked for public comments.

Mr. George Ramey presented opposition to the request due to noise and traffic affecting his property located in the neighborhood to the north. He commented that these communities were developed under the previous master plan, and that now, the master plan had changed, potentially invoking detrimental influences to the neighborhood.

Mrs. Schanski expressed her opposition due to noise and reduced property values influencing her residence.

Mr. Reinhard expressed his concern that the residential uses north of this property, developed understanding the previous master plan was acceptable to the neighborhood, and now that the new master plan changed, it potentially could have negative influences, such as noise, etc. He questioned why the master plan was changed to accommodate these different uses.

Chairman Van Berlo explained how the master plan was developed, and considerations that were made in the changes.

Mr. Dohm explained that the master plan is required to be reviewed by the planning commission (PC) every five years. In doing so, the PC took approximately a full year. A survey and a required public hearing were held to develop what has now been updated and adopted based on input received.

Chairman Van Berlo asked for final public comments:

Mr. Dohm advised that the memo referred to parcel number #24-16-15-12-100-081 twice in the memo incorrectly and should be should be #24-08-16-15-200-026.

**7:50 pm:** Chairman Van Berlo closed the public hearing.

Following discussion, Mr. Radle made the following **motion**:

Based on the information in the August 29, 2023 memo and supplement dated September 5, 2023 from the Township Planning and Zoning Consultant, and due to the Findings of Fact as stated therein, and as further discussed by the Planning Commission, I move to recommend approval to the Township Board of Trustees the rezoning of those portions of the properties at 643 and 707 West Conway Road Harbor Springs, Mi. 49740, Tax ID # 24-08-16-150200-025 and Tax ID #24-08-16-15-200-026 located 795.51 ft. north of the centerline of West Conway Road, from FF-1 to B-2, because the rezoning standards are consistent with the Little Traverse Township Zoning Ordinance and have been met. A second was made by Mr. Fairbairn.

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Upon a roll call vote as follows:

Mr. Van Berlo - Yes  
Mrs. Snyder - Yes  
Mr. Radle - Yes  
Mr. Fairbairn - Yes  
Mr. Chattaway - Absent

Chairman Van Berlo declared the resolution adopted,

**Open Discussion for issues not on the agenda:**

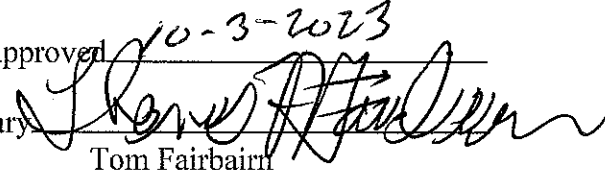
- a. **Correspondence:** None
- b. **Planning Consultant Lane:** Nothing to report.
- c. **Planning Commission Members:** Nothing to report.
- d. **Township Board Members:** Supervisor Dohm advised that a re-zoning application had been received, and a public hearing on the case would be scheduled for October 3rd.

The next meeting will be held October 3, 2023 at 7:00 pm.

**Adjourn:** There being no further business to be brought before the commission, Chairman Van Berlo adjourned the meeting at 8:06 pm.

Respectfully Submitted,

William P. Dohm  
Supervisor

Date Approved 10-3-2023  
Secretary   
Tom Fairbairn