

# Little Traverse Township Planning Commission

Tuesday, February 6, 2024

## Minutes

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

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

Absent: None

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

**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 from 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 2, 2024, a **motion** was offered by Mr. Radle to approve as presented. A second was offered by Mr. Chattaway. 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. No Public comments were offered.

**Agenda item #6:** Chairman Van Berlo asked for comments on the PC Annual report that had been discussed at the previous meeting: No comments were made. Upon a **motion** by Mr. Chattaway, with support from Mr. Fairbairn, the PC annual report to the Township Board was adopted by unanimous voice vote, (*copy attached page 4-6*).

**Agenda item #7:** Planning Consultant Ken Lane presented a draft of a proposed amendment to **Section 1, Article XIII, General Provisions** of the Zoning Ordinance. This pertains primarily to Section 1305 (21), Wind Energy Systems (WES's), (*copy on file*).

During a line by line review of the document, a few changes were suggested relating to maximum height and permissible zoning districts. Upon completion of the review, Mr. Lane advised he would make agreed to changes, and present an updated version at the next meeting.

**Agenda item #8:** Mr. Lane then presented a draft of a proposed amendment to **Section 1. Article II., Definitions.**

During a line by line review of the document, changes were discussed relating to roof mounted solar energy heights and transient and non-transient dwelling occupation. The changes were noted by Mr. Lane. Upon completion of the review, Mr. Lane advised he would make agreed to changes, and present an updated version at the next meeting.

**Agenda item #9: Open Discussion for issues not on the agenda:**

- a. **Correspondence:** Beckett & Raeder newsletter for February 2024
- b. **Planning Consultant Lane:** Nothing further.
- c. **Planning Commission Members:** Mr. Fairbairn advised that he would not be able to attend the scheduled March and April PC meetings. He inquired about being able to attend via zoom. Mr. Dohm advised he would try to arrange it.
- d. **Township Board Members:** Mr. Dohm discussed the proposed City of Harbor Springs electric sub-station proposed for the former Black Forrest Farm property. Public Utilities, except for buildings are exempt from Twp. Zoning, but he would work with the city to address any concerns the Township may have, once a site plan has been made available.

The next meeting will be held Tuesday, March 5, 2024 at 7:00 pm.

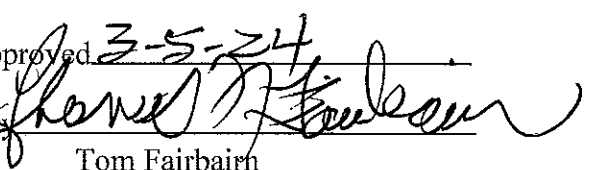
**Adjourn:** There being no further business to be brought before the commission, Chairman Van Berlo adjourned the meeting at 8:03pm.

Respectfully Submitted,

William P. Dohm  
Supervisor

Date Approved 3-5-24

Secretary

  
Tom Fairbairn