

Little Traverse Township Planning Commission

Tuesday, September 3, 2024

Minutes

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, & Ed Jacobi.

Agenda: Chairman Van Berlo asked if there were any additions or deletions to the agenda. None were offered. Upon a **motion** by Mr. Chattaway with support from Mrs. Snyder, the agenda was unanimously approved by voice vote as presented. *(see attachment page 4).*

Minutes: Upon review of the minutes of the regular meeting of August 7, 2024, a **motion** was offered by Mr. Fairbairn to approve as presented. A second was offered by Mr. Radle. 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 comment was offered.

Agenda item #6: Conduct a Public Hearing on the following*(see attachment page 5).*

7:07 pm: Chairman Van Berlo opened a public hearing as noted in agenda item #6.

Mr. Dohm advised that the notice was published and posted as required.

Planning Consultant Ken Lane went through the proposed zoning ordinance amendment pertaining to Article XII Section 1305, (2) Wireless Communication Facilities, Section 1305 (20) Solar Energy Systems, Section 1305 (21) Wind Energy Systems (WES's), and Article XV, Administration, Section 1508 Site Plan Review.

Chairman Van Berlo asked for public comment.

Guest Ed Jacobi asked if the Planning Commission had been working on these amendments or are they being presented for the first time tonight. He added that it is a good idea for the Township to have zoning provisions to regulate these items.

Chairman Van Berlo responded the Planning Commission has worked on these amendments for the past several months. He added that the Planning Commission also determined that the proposed amendments are consistent with the corresponding State Law.

7:17 pm: Chairman Van Berlo closed the public hearing and discussion followed. It was the consensus of the Board to recommend to the Township Board to adopt the proposed ordinance amendment as reviewed.

Upon a **motion** by Mr. Radle, with support from Mr. Fairbairn to approve the Ordinance amendment as discussed, and send it to the Township Board for adoption.

A roll call vote was conducted as follows:

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

Chairman Van Berlo declared the motion passed with 5-Yes, 0-No

Agenda item #7: Further Discussion on Twp. Zoning Ordinance revisions:

Planning Consultant Ken Lane went through the process of reviewing the following:

Article . II. As follows:

- a. DEFINITIONS,
- b. ARTICLE XI SCHEDULE OF REGULATIONS.
- c. RECREATIONAL VEHICLE.
- d. ACDESSORY DWELLING UNIT.

Discussion continued on various existing language and possible changes. Notes were taken by Mr. Lane, and revisions would be incorporated, and considered for further discussion at the next meeting.

Agenda item #8: Open Discussion for issues not on the agenda:

- a. **Correspondence:** Letter pertaining to the intent of Bear Creek Township to revise its Master Plan.
- b. **Planning Consultant Lane:** Beckett & Raeder newsletter for September 2024.

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- c. **Planning Commission Members:** Shirley Snyder raised questions about how the Township would enforce the short term rental requirements proposed for accessory dwelling units. She added that the Wequetonsing Landowners Association has struggled with the enforcement of similar requirements.
- d. **Township Board Members:** Joe Chattaway stated that the Planning Commission needs to carefully consider allowing accessory dwelling units and weigh the pros and cons.

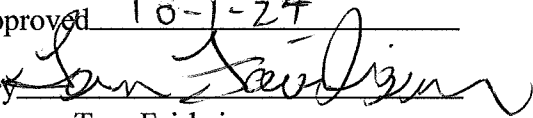
The next meeting will be held Tuesday, October 1, 2024 at 7:00 pm.

Adjourn: There being no further business to be brought before the commission, Chairman Van Berlo adjourned the meeting 8:10 pm.

Respectfully Submitted,

William P.Dohm
Supervisor

Date Approved 10-1-24

Secretary 
Tom Fairbairn