

# Little Traverse Township Planning Commission

Tuesday, May 6, 2025

## Minutes

FILE COPY

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

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

Absent: Shirley Snyder

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

**Agenda:** Chairman Van Berlo asked if there were any additions or deletions to the agenda. Upon a **motion** by Mr. Chattaway, with support from Mr. Radle, the agenda was unanimously approved as presented by voice vote, (*attached page 4*).

**Minutes:** Upon review of the minutes of the regular meeting of March 4, 2025, a **motion** was offered by Mr. Radle to approve as presented. A second was offered by Mr. Fairbairn. The motion was unanimously approved by voice vote.

**7:06 PM:** Enter Commissioner Snyder.

**Public Comment:** Chairman Van Berlo then opened the meeting to public comment for items not specifically listed on the agenda.

None were offered.

**Agenda item #6:** 7:17 PM

### **Case #B-01-2025:**

Chairman Van Berlo opened the **Public Hearing** on a rezoning request from Farm & Forest (FF-1) to Light Industrial (I-1), for a portion of the property at 8350 and 8212 Harbor-Petoskey Road, Harbor Springs, MI 49740 (a portion of Tax ID #24-08-16-15-300-020 and #24-08-16-15-300-003), as submitted by Redi-Rock International, LLC. He asked Planning Consultant Ken Lane to introduce the case and review his memo dated April 29, 2025.

Mr. Lane advised that a required public notice was published, posted and distributed as required, (see attachment page 5) He proceeded to go through his planning review of fact finding dated 4.29.2025, (*copy on file*).

Chairman Van Berlo asked applicant Jake Manthei if he had anything to add to the memo presented.

Mr. Manthei went through submitted presentation materials and described the operation and staffing levels of Redi-Rock International. He added that Redi-Rock International had conducted an extensive search and selected the building at 8212 Harbor-Petoskey Road because it meets their business needs and is the only suitable building in the area. He stated that he had worked closely with Township staff on the rezoning application and that he is available for questions.

Discussion was held between planning commissioners and Mr. Manthei.

Mr. Dohm presented a letter from the City of Harbor Springs in support of the rezoning.

**7:40 pm:** Chairman Van Berlo closed the public hearing and discussion followed.

Upon a motion by Commissioner Radle, with support from Commissioner Chattaway, the following motion was offered:

Based on the information in the March 25, 2025, memo 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 a portion of the properties at 8212 and 8350 Harbor-Petoskey Road, Harbor Springs, MI 49740 (a portion of Tax ID #24-08-16-15-300-020 and #24-08-16-15-300-003), from FF-1 to I-1, because the rezoning standards consistent with the Little Traverse Township Zoning Ordinance have been met. Permitted and special uses are subject to Harbor Springs Airport Protection Zone requirements and limitations.

A roll call vote was conducted with 5-Yes, 0-No

Chairman Van Berlo declared the motion passed.

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

- a. **Planning Consultant Lane:** B&R April 2025 Planning Report.

Applications have been received for Conditional Use Authorized by Special Use Permits from Northern Lights Recreation Real Estate Holdings, to construct and operate

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a miniature golf course on M-119, and from Mitten Mushroom Co., LLC for a home occupation permit to operate a gourmet mushroom farm on Clayton Rd.

b. **Planning Commission Members:** None

c. **Township Board Members:** None.

The next meeting is scheduled for , June 3, 2025 at 7:00 pm.

**Adjourn:** There being no further business to be brought before the commission, Chairman Van Berlo adjourned the meeting at 7:30 pm.

Respectfully Submitted,

William P.Dohm  
Supervisor

Date Approved 6-3-25

Secretary Tom Fairbairn  
Tom Fairbairn

**LITTLE TRAVERSE TOWNSHIP**  
**EMMET COUNTY, MICH.**

Regular Meeting of the Township Planning Commission  
**Tuesday, May 6, 2025**  
**7:00 P.M.**

**AGENDA**

1. Call to Order.
2. Roll Call.
3. Approve the agenda.
4. Approve the Minutes of March 4, 2025.
5. Public Comment.
6. **Case #B-01-2025**  
Conduct a Public Hearing on a rezoning request from Farm & Forest (FF-1) to Light Industrial (I-1), for a portion of the property at 8350 and 8212 Harbor-Petoskey Road, Harbor Springs, MI 49740 (a portion of Tax ID #24-08-16-15-300-020 and #24-08-16-15-300-003), as submitted by Redi-Rock International, LLC.
7. Open Discussion for issues not on the agenda.
  - a. Consultant: May 2025 Planners Report.
  - b. Planning Commission Members.
  - d. Township Board Members.
8. Adjourn.