

WEST TRAVERSE TOWNSHIP
REGULAR PLANNING COMMISSION
WEDNESDAY, OCTOBER 12, 2022

Chairperson Mooradian called the meeting to order at 7:00 p.m.

Roll Call: Uutinen, Varner, Green, Moore, Wallin, Repasky, Mooradian

Absent:

Visitors: Eric Blesi, Annie Mooradian, Pat Lennon, Fred & Pam Ball, Charlie Hollerith, Ken Lane

The Pledge of Allegiance was recited by all.

Approve Agenda as presented: **Approved by consensus.**

Public Comments:

Approval of September 14, 2022, Regular Meeting Minutes as presented: **Wallin made a motion to approve as presented. Uutinen seconds the motion. All yes.**

New Business:

- a. Harbor Point – proposed planned unit development pre-application conference. Mooradian introduced Pat Lennon of Honigman Law Firm representing Harbor Point. Lane discussed that most of the homes on Harbor Point predate the Zoning Ordinance and how the Township is trying to retrofit a modern Zoning Ordinance on that historical development. Lane states “the two don’t often mesh together very well.” Lane states so when Harbor Point residents want to add on to their homes, tear down and rebuild, to do that they often have to go before the ZBA to get a variance. Lane states there was discussion between the Township and Harbor Point to maybe create an overlay zoning district for Harbor Point so that the dimensional requirements would be more in line with the development that is already there. Lane states they (Harbor Point & PC) have been feeling their way through that. Lane states Cline had come up with another option which was in a memo to the PC. Lane states Harbor Point reached out and said they want to back away from the overlay district and pursue the planned unit development. Lane states since that initial meeting, Harbor Point has turned it over to their attorney Pat Lennon. Lennon is at the meeting to share the concept with the PC. Lennon states after reviewing the case there may be a way to marry the Township Ordinance to what is there. Lennon states the idea of a PUD project had been suggested, which is what he had suggested to the Harbor Point Association. Lennon states they would be retrofitting the property to the zoning, which is not uncommon. Lennon states talking with the Township Supervisor, Zoning Administrator, and Harbor Point the best option was to do a planned unit development. Lennon states “if the planned unit development is done now and to impose that on the property, that would effectively rezone the property to the PUD. The site plan that you would have is essentially what is before you, which is the as built that is there

today.” Lennon states this would be the best way to move forward. Lennon states they would suggest a PUD agreement that governs how they do things. The board reviewed and discussed the pre-application packet.

- b. Discussion – preview draft text amendments for November public hearing. The board reviewed the draft Cline put together of the text amendment.

Other

- a. Zoning Administrator Report – Lane gave his report.
- b. Township Board Representative Report
- c. Correspondence
 - i. Documentation from Pond Hill Farm – The supervisor and Lane met with the Spencer’s and went through the SUP agreement with them. Lane stated they had some of the documentation, but not all of it. Lane stated they need to keep on them for the MDOT piece. Pond Hill seems to not want to comply with that piece. Lane states he won’t sign off on the agreement until they are in compliance.

Planning Commissioner Comments (open discussion) -

Public Comments:

Next Meeting: Planning Commission Regular Meeting, November 9, 2022 7:00 PM

Adjournment: Mooradian adjourned the meeting at 8:55 PM.

Respectfully Submitted by:

Dawson Moore, Secretary

Transcribed by:
Paige Fisher