

WEST TRAVERSE TOWNSHIP
REGULAR PLANNING COMMISSION
WEDNESDAY, OCTOBER 11, 2023

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

Roll Call: Wallin, Moore, Osetek, Uutinen, Mooradian

Absent: Hollerith, Green

Visitors: Ken Lane (Zoning Administrator/Planer)

The Pledge of Allegiance was recited by all.

Approve Agenda as presented or with additions: **Approved by consensus. All yes.**

Public Comments:

Approval of September 13, 2023, Regular Meeting Minutes: Mooradian has a correction on page 2, 4th paragraph, 3rd line should “accepted” not “excepted”. Mooradian continues to the 6th paragraph should say “line” not “lawn”. Mooradian continues to page 3, 2nd paragraph should say “the screening needs to be effective”. Mooradian continues to page 4 should say “the 12, 10’ trees are supposed to be on the side of building C”. Mooradian continues to page 5, 2nd paragraph should say “bathroom” not “admin”. Mooradian continues to the motion, 5 bullet points down should say “no commercial business uses”. **Uutinen makes a motion to approve the minutes with corrections. Osetek seconds the motion. All yes.**

Unfinished Business

- a. Continued discussion – work list item – draft Zoning Ordinance text amendments.
 - i. 2023 Work List Review – Lane recaps the work list with the board.
Mooradian reads aloud the memo from Hollerith.
The board discusses adding ADU’s and tweaking the definitions for road easements, public or private, to make them more fluid.

New Business

Mooradian opens the public hearing at 7:43pm.

- a. Public Hearing – Case #07-2023: to consider a rezoning request from Single Family Residential (R-1-A) to Public (S-1), for the Township owned properties at 5550 Lake Road, Harbor Springs, MI 49740, and 5518 Lake Road, Harbor Springs, MI 49740, Tax

ID# 24-16-15-10-300-032 and Tax ID# 24-16-15-10-300-043, as submitted by West Traverse Township.

Mooradian states “this has been duly advertised in the Harbor Light and 300-foot notices were sent out.”

Lane gives a synopsis of the case. Lane states there has been no additional comments after the memo went out.

Mooradian closes the public hearing at 7:50pm.

Uutinen makes a motion based on the information in the October 2, 2023 memo from the Township Planning and Zoning Administrator and due to the findings of fact as stated therein and as discussed by the Planning Commission I move to recommend approval to the Township Board of Trustees for the rezoning of the properties at 5550 Lake Road, Harbor Springs MI, 49740 and 5518 Lake Road, Harbor Springs, MI 49740, specifically being Tax ID# 24-16-15-10-300-032 and Tax ID# 24-16-15-10-300-043 from R-1-A to S-1 because the applicable standards of the West Traverse Township Zoning Ordinance have been met. Wallin seconds the motion.

Roll call: Moore-yes, Osetek-yes, Uutinen-yes, Mooradian-yes, Wallin-yes

Other

- a. Zoning Administrator Report – Zoning Administrator report is in board member’s packet.
- b. Township Board Representative Report – Mooradian gave the report.
- c. Correspondence – Moore states whenever the Zoning Administrators report is referenced in the minutes, he would like it to be included with the minutes. Moore would also like to have the meeting packets available online.

Planning Commissioner Comments (open discussion)

Next Meeting: Planning Commission Regular Meeting, November 8, 2023, 7:00 PM

Adjournment: **Wallin makes a motion to adjourn. Osetek seconds the motion.**

Respectfully Submitted by:

Dawson Moore, Secretary

Transcribed by:

Paige Fisher