

WEST TRAVERSE TOWNSHIP
REGULAR PLANNING COMMISSION
Wednesday February 14, 2024

Chair Moore called the meeting to order at 6:00 p.m.

Roll Call: Green, Moore, Osetek, Forster, Dohan, Hollerith

Absent: none

Visitors: Ken Lane, Amy Peters, Annie Mooradian, Paul Mooradian, Scott Sergent, Eric Blesi, Neil Ahrens, Anna McGlashen, Carol & Tom, Attorney for HP, Pat Lennon and Kelsey Offield participated via speaker phone

The Pledge of Allegiance was recited by all.

Approve Agenda as presented or with additions: **All aye.**

Public Comments: none

Approval of 1-10-24 Regular Meeting Minutes: One correction regarding taking of classes and should have stated, “State Township Associations” instead of MTA or the state itself. **Hollerith made the motion to accept the minutes as amended. Osetek seconded. Roll call: Green-yes, Forster-yes, Dohan-yes, Hollerith – yes, Osetek-yes, Moore-yes.**

Unfinished Business –

- a. 2023 Planning Commission Annual Report – 2nd item, I1 to consider zoning ordinance amendment to allow mixed use residential as well in C1. Hollerith raised a question regarding a potential meeting with township board soon. **Forster made a motion to approve as amended. Hollerith seconded. Roll call vote: Dohan- yes, Forster-yes, Green- yes, Hollerith- yes, Osetek- yes Moore-yes. All yes.**

New Business-

- a. Public Hearing opened at 6:42 p.m. – Case #01-2024 Planned Unit Development (“PUD”): to review a planned unit development in relation to a request by the Harbor Point Association to establish a PUD for the Harbor Point Resort.
Lane gave his synopsis of the requirements for a preliminary PUD.
Overlays, set-backs, establishing regulations, ordinances, etc. Harbor

Proposed: 2-14-24

Approved: 04-10-24

Points' Attorney Pat Lennon, Eric Blesi and Kelsey Offield (via speaker phone) spoke to the application, Harbor Points history, the non-conforming structures and concerns regarding future projects within the community. Anna McGlashan, Tip of the Mitt Representative spoke regarding implications to aquatic life and water quality. Chair Moore closed the public hearing at 6:46 p.m.

The board discussed aspects of the PUD, its implications, concerns for future developments, how it will fit into the Township Master Plan, etc. PC Chair Moore went through each provision of the PUD section of the zoning ordinance with the Planning Commission members and the applicant. Additional requests for the applicant were: A density calculation to determine the exact calculation in case they need to request a rezone to R-2, a calculation of open spaces in the community, have the PUD agreement address the intent provisions under Section 727-.2 of the Township Zoning Ordinance, establish specific front, rear and side yard set-backs, inclusion of HP landscaping/environmental design standards in to the PUD documents to satisfy Section 727.6 of the Township Zoning Ordinance, updates to the summary and PUD plan to satisfy Section 727.10 of the Zoning Ordinance to explain relationship between the PUD and the Township Master Plan, identify main signage and lighting on plan, add a property location map to the plan, include setback dimensions and boundaries, identify structures on the plan reference the soil type for the community, identify easement areas (i.e. Coast Guard property and update the PUD plan to satisfy Section 504.1 with the following; label streets, label commercial/nonresidential structures and have the drafting architect put a seal on the plans.

The applicant was receptive to the items that needed to be added to the preliminary PUD plan. It was determined that this application would be a first draft and would be revisited at the June 12th Planning Commission meeting. **Hollerith made a motion to postpone decision on case #01-2024 Harbor Point Association preliminary PUD plan to facilitate the establishment of a PUD at the Harbor Point Resort as described on page 28 of Plats and Emmet Country Register of Deeds to allow the applicant time to revise a preliminary PUD plan and application materials to present additional information based on the February 14th meeting. Dohan seconded. Roll call vote: Green yes, Forster- yes, Hollerith- yes, Dohan- yes, Moore- yes, Osetek- yes.**

Other

- a. Zoning Administrator Report – Lane noted his report was included in the packet.
- b. Township Board Representative Report – Green reported on the hiring of Keith Hammond as the new Thorne Swift Manager and that the township hired a new audit firm, Dan Smith of Gaylord.

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c. Correspondence – none

Planning Commissioner Comments (open discussion) – none

Public Comment: Neil Ahrens, Paul and Annie Mooradian spoke to Moore's handling of first official meeting. A. Mooradian thanked the Tip of The Mitt Rep for her time. Moore expresses regret over resignation of Uutinen.

Next Meeting: Planning Commission Regular Meeting, March 13, 2024 6:00 p.m.

Adjournment: **Moore made the motion to adjourn at 9:10 p.m. Hollerith seconded. All yes.**

Respectfully Submitted by:
Jim Osetek, Secretary

Transcribed by:
Amy Peters

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