

WEST TRAVERSE TOWNSHIP
REGULAR PLANNING COMMISSION
Wednesday May 8, 2024

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

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

Absent: none

Visitors: Lisa Morris, Andrea Jacobs

The Pledge of Allegiance was recited by all.

Approve Agenda as presented or with additions: **All yes**

Public Comments: Lisa Morris spoke in favor of ADU's within West Traverse Township.

Approval of 3-13-24 Regular Meeting Minutes: Corrected error of "50-150 sq ft" to "1500-1600 sq ft". Moore noted some points of discussion are still missing and would have like to see more detail regarding cases such as these. **Forster made the motion to approve with corrections. Hollerith seconded. All ayes.**

Approval of 4-10-24 Regular Meeting Minutes: Removed line, "*Easement boundaries not considered property lines for width determination*". **Forster made the motion to approve as amended. Osetek seconded. All ayes.**

Unfinished Business - none

New Business-

- a. Andrea Jacobs, Director for Emmet County Housing Ready Program for Housing North and The Little Traverse Bay Housing Partnership gave a presentation regarding affordable housing options, the challenges therein and incentive strategies for housing within Emmet County. She thanked the board for their time and for all their hard work with West Traverse Township.
- b. Public Hearing - Chair Moore opened the hearing at 6:34 p.m. to discuss text amendments to the West Traverse Township Zoning Ordinances; Section 202, Definitions, Section 305, Use Table, Section 404.1 Access Required, Section 407.1 Accessory Buildings, Section 409 Fences and Walls, Section 414 Private Access

Proposed: 5-8-2024

Approved: 6-12-2024

Ways and Section 735 Food Trucks. Lane gave a presentation regarding the amendments and the possible change concerning waivers for Food Trucks. It was noted to insert in “E” under Fences and Walls to reference water front overlay. Non-conforming uses on Fences can be grandfathered in. Apply waiver standard from Fences and apply to Food Trucks.

Hollerith made the motion following the Public Hearing held on May 8, 2024 I move to recommend approval to the West Traverse Township Board of Trustees Ordinance #1-2024 which will amend the West Traverse Township Zoning Ordinance as follows: Amend Section 202, Definitions, amend Section 305, Table of Permitted and Special Land Uses, amend Section 404.1 Access Required, Amend Section 407.1 Accessory Buildings for Residential Uses, amend Section 409 Fences and Walls, amend Section 414 Private Access Ways and Add Section 735 regarding Food Trucks and that this now go to the county for review and to the township for consideration for approval. Forster seconded. Roll call vote: Dohan, yes, Green, yes, Murphy, yes, Hollerith, yes Moore, yes, Osetek, yes, Forster, yes, Dohan, yes. All yes. Moore made the motion to close the public hearing at 6:58 p.m.

c. Discussion - Zoning Ordinance text amendment - keeping and raising of chickens.

Lane spoke to a recent request for a resident to raise chickens in the R1 & R1A districts. Discussed registering the property with restrictions unless regulated by HOA. I.E. limit number of chickens to 4 - 6, no rooster, no selling of eggs and a well-maintained coop/closure out of sight. Enforcement would be complaint driven. Decided to hold it over for Public Hearing in July and after that, it will go to the board.

Other

- a. Zoning Administrator Report – Lane mentioned the property on Hughston and its future use as a Polo Field. Harbor Point submitted revised plans.
- b. Township Board Representative Report – No report available due to cancelled April meeting.
- c. Correspondence – reviewed earlier in discussion

Planning Commissioner Comments (open discussion) – none

Public Comment: none.

Next Meeting: Planning Commission Regular Meeting June 12, 2024 6:00 p.m.

Proposed: 5-8-2024

Approved: 6-12-2024

Adjournment: **Dohan made the motion to adjourn at 7:32 p.m. Moore seconded. All ayes.**

Respectfully Submitted by:
Jim Osetek, Secretary

Transcribed by:
Amy Peters

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