

WEST TRAVERSE TOWNSHIP
REGULAR PLANNING COMMISSION
Wednesday June 12, 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: Michael Fisher, Pat Lennon, Eric Blesi, Kelsy Offield, Susan Offield

The Pledge of Allegiance was recited by all.

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

Public Comments: None

Approval of 5-8-24 Regular Meeting Minutes: Following changes were made to 5-8 mins. Change “coop/closure out of *site*” to “coop/closure out of **sight**”, change “*concerned* waivers for Food Trucks” to “**concerning** waivers for Food Trucks”. Under the motion, change “approval *of the West Traverse Township*” to “approval **to the West Traverse Township**”. **Hollerith made the motion to approve with corrections. Green seconded. All ayes.**

Unfinished Business

- a. Case # 01-2024 Planned Unit Development (PUD): to review a preliminary PUD plan in relation to a request by the Harbor Point Association to establish a PUD for the Harbor Point Resort. Lane gave a brief presentation of the PUD requirements for Harbor Point and stated he is satisfied that the requirements have been met per the Planning Commissions earlier request. Moore thanked Harbor Point for their hard work. Discussion was had regarding density, water front overlay, height restrictions (chimneys versus antenna’s, etc.), lot lines aligning with other structures in the community, discussed waivers for private streets and perimeter set-backs, the inclusion of non-member properties in the final plan with regards to potential implications for zoning and overlay standards. Concern was noted for view sheds and public enjoyment of the resources regarding chimney height. It was suggested leaving zoning language broader to avoid confusion in the future. It was noted to have the representative agree to communicate with non-member and commercial properties before finalizing the plan. Acknowledgment that lots 102 & 104 are part of the PUD, or are not included. Moore questioned density requirements and potential impact on the golf course and whether it would require rezoning to R2. Discussion followed on the implications of tearing down buildings and rebuilding without amending the PUD.

Proposed: 6-12-2024

Approved: 7-10-2024

Discussion regarding non-conforming properties to encroach further while protecting views and safety. Front and rear yard setbacks for waterfront property discussed, safety for fire fighters/emergency vehicles was noted within the setback discussion, suggestion made for minor changes to zoning approval, focus on building size, landscaping and parking. Moore seeks approval process clarification referencing code sections 727.18 and 507. Lane pointed out that the PUD plan is to be shared with the Fire Department, County Road Commission, County Health Department and Building Department prior to the final review.

Hollerith made the motion to approve Case #01-2024 Harbor Point Association preliminary PUD Plan to facilitate the establishment of a PUD overlay for the Harbor Point Resort, as described in Liber 2, Page 28 of Plats, Emmet County Register of Deeds, because the applicable standards of the West Traverse Township Zoning Ordinance have been met. The applicant is directed to submit a Final PUD plan and Final PUD plan development agreement to the Township Zoning Administrator. Murphy seconded. Roll call vote: Green - yes, Murphy -yes, Hollerith - yes, Osetek - yes, Forster – yes, Dohan – yes, Moore – yes. All yes.

New Business- none

Other

- a. Zoning Administrator Report – Lane referred to his Zoning report that contains other information. Lane also noted that ground has been broken for construction of storage units on State Rd. Lane also mentioned that the Polo Field on Hughston Rd.
- b. Township Board Representative Report – Green reported that due to Mike Loria moving out of the township, the board appointed Glenn Remus as his replacement. Green also stated that the supervisor applied to the county for a grant for \$50k from the Fiscal Recovery Fund and it was approved.
- c. Correspondence – Lane noted that an email was received from the county relating to the approval supporting the planning commission’s recommendations regarding ADU’s, Food Trucks, etc. These will go before the township board in July.

Planning Commissioner Comments (open discussion) – Moore noted in the MTA Weekly email, an article that recaps state legislation affecting townships. Hollerith asked about the Townships master plan if it included plans from the Recreation Committee. Lane informed the board of a Recreation Committee meeting on Wednesday June 19. Moore pointed out a “Meet and Greet” to exchange ideas with adjacent townships and the City Planning Commissioners here at the township (upstairs) on Friday June 28, 9:00 – 10:30 a.m.

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Approved: 7-10-2024

Public Comment: none.

Next Meeting: Planning Commission Regular Meeting July 10, 2024 6:00 p.m.

Adjournment: **Forster made the motion to adjourn at 8:21 p.m. Osetek seconded. All ayes.**

Respectfully Submitted by:
Jim Osetek, Secretary

Transcribed by:
Amy Peters

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