

WEST TRAVERSE TOWNSHIP
REGULAR PLANNING COMMISSION
October 8, 2025

Chair Hollerith called the meeting to order at 5:35 p.m.

Roll Call: Hollerith, Forster, Remus, Dohan, Osetek, Thompson

Absent: Green

Visitors: Garon Gopigian

The Pledge of Allegiance was recited by all.

Approve Agenda as presented or with additions: **Remus made the motion to approve the agenda. Forster seconded. Six (6) ayes, one (1) absent.**

Public Comment – none

Minutes: **Forster made the motion to approve the minutes of September 10, 2025, as presented. Thompson seconded. Six (6) ayes, one (1) absent.**

Unfinished Business –

a. **Master Plan Review**

- i. Review Future Land Use Map – The Planning Commission reviewed the revised Future Land Map, explained the designations and the implications. The map suggests how the property may be used 15-20 years from now. The board discussed changing the designations of the following roads: State Rd to Residential Buffer, Marion Drive off Lake St to Single Family Residential, a small portion of Hughston Rd to Farm & Forest, Hoyt/Quick to Residential Buffer, and change the Otis/Offield area to Residential Buffer. After discussion, the board agreed to update the Future Land Use Map to reflect the changes. Lane noted the map is now labeled “2026 Land Use Map”. Hollerith called for a vote to accept the changes as presented. **Six (6) ayes, one (1) absent.**
- ii. Review Draft Chapter 8 – Implementation strategies – The Planning Commission discussed the Goals and Objectives, noting redundant objectives within Goals 1, 3, and 8. Lane will remove the redundancies from Goals 3 and 8. After a brief discussion, the Planning Commission agreed with the changes.
- iii. Review Updated Initial Draft 2025-2026 Master Plan – Lane gave an overview of the revised initial draft of the 2025-2030 Master Plan. The Planning Commission agreed to send the draft to the Township Board for approval at their November meeting. **Thompson made the following motion: “I, Molly Thompson, move to request that the West Traverse Township Board of Trustees review and approve for distribution the DRAFT “West Traverse Township Master Plan – 2025-2030”, pursuant to**

Proposed: 10-8-25

Approved: 12-10-25

Section 41 (MCL 125.3841) of Public Act 33 of 2008, known as the Michigan Planning Act". Remus seconded. Six (6) ayes, one, (1) absent.

New Business – none

Other:

- a. Zoning Administrator Report – Lane noted the ZA report is in the packet.
- b. Township Board Representative Report – none
- c. Correspondence – Lane summarized the letter received from Martha Lancaster and Doug Fuller and their concerns regarding certain issues within the Master Plan. Lane referred to a report received from Beckett & Raeder about the increased interest in Geotextile Fabric as an environmentally friendly alternative to traditional Sea Walls.

Planning Commissioner Comments (open discussion) – Hollerith asked if the changes in the Master Plan would be consistent with the Zoning Ordinance. The Commissioners discussed the storage units on State Rd, possible construction further to the south and what that might be. Remus informed the Board of a prospectus from the Otis Hotel about demolishing and rebuilding the old two-story complex to mirror the existing new hotel building, expanding the parking lot, and creating a conference building in the back of the building.

Public Comment – Garon Gopigian questioned Lane regarding Conservancy property locations in the Township and inquired about any progress with the Polo Field on Hughston Rd. Lane said there have been no applications submitted for the proposed Polo Field property. Gopigian thanked the Planning Commission for their hard work on the Master Plan.

Next Meeting: Planning Commission next regular meeting will be held November 12, 2025, at 5:30 p.m.

Adjournment: Forster made the motion to adjourn at 6:47 p.m. Thompson seconded. Six (6) ayes, one (1) absent.

Respectfully Submitted by:
Jim Osetek, Secretary

Transcribed by:
Amy Peters

Proposed: 10-8-25
Approved: 12-10-25