

WEST TRAVERSE TOWNSHIP
REGULAR PLANNING COMMISSION
WEDNESDAY, APRIL 12, 2023

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

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

Absent: Green

Visitors: Annie Mooradian (Trustee), Ken Lane (Zoning Administrator/Planner)

The Pledge of Allegiance was recited by all.

Approve Agenda as presented or with additions: **Wallin makes a motion to approve the agenda as presented. Uutinen seconds the motion. All yes.**

Public Comments:

Approval of March 8, 2023, Regular Meeting Minutes: Mooradian had one correction which was to add Annie Mooradian as a visitor. **Uutinen makes a motion to approve the March 8, 2023, Regular Meeting Minutes with corrections. Osetek seconds the motion. All yes.**

Unfinished Business

- a. Continued discussion-work list item—draft Zoning Ordinance text amendments.

New Business:

- a. Public Hearing— **Mooradian opens the public hearing at 8:00pm for Case #02-2023: consider text amendments to the West Traverse Township Zoning Ordinance: Section 202, Definitions; Section 305, Use Tables; Section 410, Nonconforming Structures and Uses; Section 712, Wireless Communications Facilities; Section 724, Wind Energy Systems; Section 734, Solar Energy Systems; Section 804, Zoning Board of Appeals; and Section 1002, Amendment Timeline as dually advertised in the Harbor Light on March 22, 2023.** Lane reviewed the changes with the board. Annie Mooradian agreed that the current set height for wind towers is sufficient and that 500 feet is too much. **Mooradian closes the public hearing at 8:10pm.** Osetek asked for a clarification on the height of wind towers and cell towers. Mooradian states currently in the township there is a 199-foot limit on wind and cell towers. Mooradian states that the board has to make a decision to leave it at 199 feet or raise it to 500 feet. **Following a Public Hearing held on April 12, 2023, I, Pete Wallin move to recommend approval to the Township Board of Trustees Ordinance Number 1 of 2023, which will amend the West Traverse Township Zoning Ordinance as follows: Article 2, Terminology and Definitions, Section 202, Definitions; Article 3, District Regulations, Section 305, Table of Permitted and Special Land Uses; Article 4, General Provisions, Section 410, Nonconformities; Article 7, Supplemental Regulations, Section 712, Wireless Communications Support Structures; Section**

Proposed: April 12, 2023

Approved: May 10, 2023

724, Wind Energy Systems (WES's); Section 734, Solar Energy; Article 8, Zoning Board of Appeals, Section 804, Duties and Powers; and Article 10, Amendment & Adoption, Section 1002, Amendment Procedure, we would like to amend height limitations to 199 feet under Section; 724; 2 Article 9. Moore seconds the motion. Roll call: Green-absent, Osetek-yes, Uutinen-yes, Moore-yes, Wallin-yes, Hollerith-yes, Mooradian-yes

- b. Discussion—work list—rezoning from Single Family Residential (R-1-A) to Public (S-1), for Township Hall properties (Tax IDs 16-15-10-300-007, 16-15-10-300-016, 16-15-10-300-00-033)

Other

- a. Zoning Administrator Report – The Zoning Administrator gave his report.
- b. Township Board Representative Report –
- c. Correspondence –

Planning Commissioner Comments (open discussion) -

Public Comments:

Next Meeting: Planning Commission Regular Meeting, May 10, 2023, 7:00 PM

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

Respectfully Submitted by:

Dawson Moore, Secretary

Transcribed by:
Paige Fisher