

**WEST TRAVERSE TOWNSHIP  
REGULAR PLANNING COMMISSION MEETING  
JANUARY 8, 2020**

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

Roll Call: Baiardi, Varner, Uutinen, Mooradian, Moore, Wallin, Repasky.

Visitors: Neil Ahrens, David White.

The Pledge of Allegiance was recited by all.

Approve Agenda: **Wallin made a motion to approve the agenda as presented with an addition under Old Business: Further Consideration of the Master Plan. Repasky seconded the motion.**

**Vote: All yes.**

Public Comments: Neil Ahrens said he would answer any questions that anyone might have about what is going on at the County.

Approve Minutes: **Uutinen made a motion to approve the December 11, 2019 meeting minutes as presented with two corrections: Add Tom Varner under Visitors; Under Master Plan, change Industrial district to *Commercial-Industrial* district. Baiardi seconded the motion.**

**Vote: All yes.**

2020 Meeting Date Schedule: A meeting date schedule for 2020 was presented which shows the Planning Commission meetings to be held on the second Wednesday of the month. Mooradian suggested changing the February meeting date to the 5<sup>th</sup>. By moving the meeting to the earlier date, it would be before the Board meeting at which time the Board would be able to review any Amendments that might be approved at this current meeting. Mooradian also suggested changing the March meeting to March 4 because it interferes with the March Board of Review meeting.

**Baiardi made a motion to approve the 2020 Meeting Date Schedule as presented with two changes: February 5, 2020, March 4, 2020. Varner seconded the motion.**

**Vote: All yes.**

Proposed: January 8, 2020

Approved: February 5, 2020 with changes: **Page 2, 3<sup>rd</sup> paragraph, delete “Commercial Event Facilities” and replace with “*Table of Permitted uses and Special Land Uses*” ; Change the 5<sup>th</sup> sentence to read “*Agri-Tourism does not have its own category in Article 7*”. The following sentence should read: “*It is treated as a Site Plan (Section 504) and a Special Use (Section 604)*”.**

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Election of Officers: **Baiardi nominated a slate of officers for the Planning Commission for the year 2020: Planning Commission Chair, Paul Mooradian; Vice Chair, Dave Utinen and Secretary, Dawson Moore. Utinen seconded the motion.**

**Wallin made a motion to close the nominations. Repasky seconded the motion.**

**Roll Call Vote: Repasky – yes, Wallin – yes, Moore – yes, Baiardi – yes, Varner – yes, Utinen – yes, Mooradian – yes.**

### OLD BUSINESS

Further Consideration of the Master Plan: Baiardi stated that the numbers for how many miles are in the Township need to be changed in Chapter 5 in the Master Plan due to different numbers given by the County Road Commission. In Chapter 2, the Table in 2-6 has been removed because the numbers for the SEV are difficult to come up with. Table 2-7 has been updated and will be changed to 2-6.

**Baiardi made a motion that the Planning Commission recommend that the West Traverse Township Board approve the January, 2020 draft of the Master Plan including the updated Future Land Use Map, with distribution to surrounding municipalities, Emmet County and the Little Traverse Bay Band of Odawa Indians for review and comments. Varner seconded the motion.**

**Roll Call Vote: Baiardi – yes, Varner – yes, Utinen – yes, Repasky – yes, Wallin – yes, Moore – yes, Mooradian – yes.**

There was a question regarding the Future Land Use Map and a section which would be regarded as Future R-2. It is not designated on the map what this area is supposed to be. Repasky will try to revise the map and send it to Baiardi.

Continue Review of Proposed Zoning Amendments from Planner (Accessory Buildings, Solar Panels and Facility, Event Facilities): At the last Planning Commission meeting, Agri-Tourism was discussed and it was agreed to add a definition for it as well as add it to the Table ~~for Commercial Event Facilities~~ of *Permitted Uses and Special Land Uses* as a Special Use under A-1 and A-1-A. Baiardi suggested that the Wineries and Cideries be included as a Special Use Permit under I-1 just as it is in C-1. Mooradian felt that Breweries should be included along with those. He stated that it should be a Special Use Permit for Wineries, Cideries, Breweries and

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Distilleries in the C-1 and I-1. Agri-Tourism does not have its own category ~~right now~~ in Article 7. It is treated as a Site Plan (*Section 504*) and a Special Use (*Section 604*). Denise Cline will be asked to add Agri-Tourism with a definition, add it to the Table of Permitted Uses & Special Land Uses Table in Section 305 as well as List A-L as presented in the packet for the December 11, 2019 meeting.

There was discussion as to how a number is determined to approve for any given event. It was decided to strike any set number of people and the capacity should be determined for each individual event being requested. Repasky suggested wording such as “the capacity shall be compatible with the proposed infrastructure”. The parking is determined as one parking spot per four people. The applicant will have to state the maximum capacity for their facility. There will also need to be fire code requirements as far as building capacity and septic code requirements as far as capacity. There was discussion about events being commercial ventures which brings in the subject of commercial activities, ingress and egress and paved drives.

**Uutinen made a motion to call a Public Hearing on February 5, 2020 on proposed Ordinance No. 1 of 2020; An ordinance to amend the West Traverse Township Zoning Ordinance Section 202 (Definition), Section 305 (Table of Permitted and Special Land Uses), and Section 733 (Commercial Event Facilities) to allow Commercial Event Facilities, Wineries, Cideries, Breweries and Distilleries in the Agricultural, Commercial and Industrial Districts and to provide for the standards for Commercial Event Facilities with the addition of Agri-Tourism and items A-L. Item H will be modified to read “shall be compatible with proposed infrastructure”. Varner seconded the motion.**

**Roll Call Vote: Baiardi – yes, Varner – yes, Uutinen – yes, Repasky – yes, Wallin – yes, Moore – yes, Mooradian – yes.**

The revised proposed Ordinance No. 2 of 2020 regarding solar panels was reviewed.

**Moore made a motion to call a Public Hearing on February 5, 2020 on proposed Ordinance No. 2 of 2020: An ordinance to amend the West Traverse Township Zoning Ordinance Section 202 (Definitions), Section 305 (Table of Permitted and Special Land Uses), Section 407 (Accessory Buildings) and Section 734 (Solar Energy Facilities-Utility Scale or Commercial) to provide standards for solar energy with one edit in Section 734:2 J, *may* will be changed to *shall*. Baiardi seconded the motion.**

**Roll Call Vote: Repasky – yes, Wallin – yes, Moore – yes, Baiardi – yes, Varner – yes, Uutinen – yes, Mooradian – yes.**

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The revised proposed Ordinance No. 3 of 2020 regarding Accessory Buildings and Definitions was reviewed.

**Wallin made a motion to call a Public Hearing on February 5, 2020 on proposed Ordinance No. 3 of 2020: An ordinance to amend the West Traverse Township Zoning Ordinance Section 202 (Definitions) and Section 407 (Accessory Buildings). Uutinen seconded the motion.**

**Roll Call Vote: Baiardi – yes, Varner – yes, Uutinen – yes, Moore – yes, Wallin – yes, Repasky – yes, Mooradian – yes.**

Zoning Administrator’s Report: David White had presented his written report.

Township Board Representative Report: No report.

Correspondence: Mooradian suggested getting set up with the Michigan Township Association to get an online training class that would be presented during a regular meeting. There would be three sessions.

Planning Commission Comments: None.

Public Comments: Neil Ahrens thanked the Planning Commission for their work.

Adjourn: Wallin made a motion to adjourn. The meeting was adjourned at 8:55 p.m.

The next regularly scheduled meeting will be February 5, 2019 at 7:00 p.m.  
Submitted by:

Dawson Moore, Secretary

Transcribed by:  
Susan Matsko  
Township Secretary

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