

WEST TRAVERSE TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
JUNE 17, 2020

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

Roll Call: Utinen, Repasky, Moore, Baiardi, Varner, Mooradian.
Absent: Wallin.

Visitors: Troy Bosker, David White.

The Pledge of Allegiance was recited by all.

Approve Agenda: **Utinen made a motion to approve the Agenda as presented.**
Vote: Approved by consensus.

Public Comment: None.

Approve May 13, 2020 Minutes: **Baiardi made a motion to approve the meeting minutes of May 13, 2020 as presented with one correction on Page 5, line 5, add "be" between *would* and *easier*. Varner seconded the motion.**
Vote: All yes.

Approve May 27, 2020 Minutes: **Utinen made a motion to accept the meeting minutes of May 27, 2020 as presented. Varner seconded the motion.**
Vote: All yes.

OLD BUSINESS

Case 2020-1: Site Plan Review for Troy Bosker at 7569 S. State Rd. and 110 Franklin St. (24-16-12-350-006):

David White stated that he had received information from the Road Commission Permit manager regarding the driveway for this project. There has not been any other correspondence received. The Planning Commission would like a letter from the Fire Chief regarding the safety of this project. Troy Bosker had submitted updated drawings to reflect the changes that had been discussed at the prior meeting. Bosker stated that the Road Commission had approved the driveway plan with curbing. He said that there is supposed to be a ten-foot offset, supposedly in the in the ECRC. The Road Commission wanted to see the driveway be able to have relief by ten-feet off of Franklin as you turn into the driveway. That is the Road Commission's minimum standard. The drawings with the new ten-foot relief were presented to the Planning Commission at this meeting, so there was discussion about how this affected the newly proposed drawings. What Bosker presented was an amendment to the prior drawings. Bosker reviewed the changes that are on the new drawings since the last meeting. Mooradian had some questions regarding storm water retention in the area in front of the parking, between Franklin St. and the parking;

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there is some retention that was added on the south side of the building; the west area of retention seems to be the same size. A letter was received from Bryan Nolan, from Benchmark Engineering, which stated that in this case there is an existing building and paved surfaces on the site. They have adjusted their deductions, but they are still deducting 3540 sq. ft. for the removals. Mooradian does not understand how a site can be erased and made vacant, how it can be counted when it is removed.

Moore stated that there was no answer to Mooradian's questions in the new drawings. Moore said that looking at the retention behind the building, it is being retained by a 6-inch-high x 1 foot berm. Mooradian said that it is a swale and it can be built within the setbacks. Moore thinks that it looks like a pretty small berm. Repasky asked Bosker to get a letter from the Road Commission stating that they are willing to give up their rights to allow Bosker drainage in their right of way. There was discussion regarding the calculations for water retention. The Planning Commissioners are concerned about keeping any flood waters on the property without it overflowing onto neighboring properties. Repasky would like a letter from Benchmark clarifying how they are getting to their calculations and what their methods are.

Mooradian asked Bosker how far off the east side of the proposed building is from the boundary line, unit #8. Bosker said that it is 10 feet from the line, including the overhang. Mooradian pointed out that the drawing does not show the building on the 10 feet setback line. Mooradian said that Bosker is asking for a 10 feet relief which would be a 10 feet setback on the east side of the building. Moore brought up the fact that there are openings on the side of the building to the east of Bosker's proposed building. The Zoning Ordinance states that side yard setbacks can be relaxed from the 20 feet setback if there are no windows or any other openings with a 2-hour fire rated wall, the side yard setback can be relaxed up to 5 feet. It was pointed out that the Ordinance is stating that the "no windows or openings" is referring to the proposed building, not the existing building on the adjacent lot. The Planning Commission has already agreed to relax the number of parking spaces required down to eight. Mooradian thought that the reason for relaxing the number of parking spaces was to improve the maneuverability on the site. He asked Bosker how the proposed parking spots would improve on the maneuverability and safety of the site. Bosker stated that the buildings will be used for storage only. He said that most likely there would not be all eight storage units being accessed at the same time. Even if they were, there is enough room for cars, boats, RVs, etc. to move through the parking lot. Repasky asked Bosker to show the actual 20 feet of space between the building and the parking spaces. Bosker said that it is measured on the diagonal from unit 2 to the parking space. Mooradian stated that if it is measured on the horizontal from unit 7 or 8, it would be 10 feet. Repasky stated that if someone wanted to back in a trailer, etc. into one of these units, they would have to access Franklin St., which is not legal. Mooradian pointed out Section 506-B of the Zoning Ordinance which outlines what the flow of traffic has to follow in parking areas. Item J talks about loading and unloading areas. Bosker had some suggestions as to where the parking spots could be moved to. Repasky said that Bosker needs to be able to show where the parking spots could be and it can be reviewed. Moore said that regardless of the parking, Bosker still has not shown how he is not

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going to use Franklin St. to park a 60 ft. boat in one of the large units. It is on the list that he has to show loading and unloading areas. It is not on the Planning Commissioners to show where these areas should be. There was discussion as to how the plan could be revised to accomplish what needs to be done. Moore stated that he spent hours going over the plans that were given to the Planning Commissioners in preparation for this meeting. He was frustrated that very basic things that were given to Bosker at the last meeting were completely disregarded for this meeting. Now, the Planning Commission is spending a lot of time on this again. The man doors were not put on the floor plans. Structures within 100 feet were not drawn on the plans. Repasky agreed with Moore. Moore pointed out that everything that is on the list from Section 504-Required Data should be on the Site Plan. Dave White did say that he specifically told Bosker in previous conversations to reference the 504 list of requirements. Bosker would need to contact the Zoning Administrator if he wants any kind of a permanent sign.

Mooradian made a motion to postpone Case 2020-1, Bosker for the storage units at Franklin St. and State Rd. to allow the applicant more time to revise some of the drawings. We will revisit it at the next regular meeting of July 8, 2020, 7:00 p.m. Varner seconded the motion.

Vote: All yes.

Review Edits for Ordinance No. 2 of 2020 Solar: The Planning Commission had made one revision to Ordinance No.2 of 2020 and it was sent to the Township Board for their review. The Township Board approved the Ordinance as revised and it is now a permanent section of the Zoning Ordinance.

Further Review of Ordinance No. 3 of 2020 Accessory Buildings: The Township Board did not approve Ordinance No. 3 of 2020 due to language regarding structures which used non-rigid materials. Mooradian suggested that the Planning Commission strike Section 407:1G, which is the sentence about non-rigid materials, and let the rest of the amendment get passed. He thinks that it is important that the rest of the amendment gets passed. He thinks it is unlikely that the Township will get a lot of these non-rigid buildings because it is not easy to put one up. The Building Department has their own restrictive codes with a short duration of allowed use for temporary structures.

Mooradian made a motion to recommend approval to the West Traverse Township Board Ordinance No. 3 of 2020 Accessory Buildings; and strike Section 407:1G. Uutinen seconded the motion.

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

Zoning Administrator's Report: No report.

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Township Board Representative Report: Baiardi is working on getting the updated Master Plan printed and distributed to everyone. Mooradian wanted to correct a mistake he made at the meeting of May 13, 2020. Mooradian had stated that there had been prior Public Hearings as well as Township Board meetings on the Master Plan. He thought that when it was sent to the Township Board, they had a Public Hearing, which they did not. He should have said that there were many meetings regarding the Master Plan. At the end of that Planning Commission meeting, Annie Mooradian told Joe Graham that as long as he owned his property, he would never have to worry about a change in zoning for his property. Mooradian pointed out that Never should not be said since things do change. The Township Board did approve the Master Plan at the last meeting.

Correspondence: Mooradian reviewed the continuing education seminars for the Planning Commission.

Planning Commissioner Comments: Moore had some ideas about amendments he would like to see in the Zoning Ordinance.

Public Comments: None.

Adjourn: **Utinen made a motion to adjourn the meeting. Repasky seconded the motion.**

Vote: All yes.

The meeting was adjourned at 9:02 p.m.

Submitted by:

Dawson Moore, Secretary

Transcribed by:
Susan Matsko
Township Secretary

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