

WEST TRAVERSE TOWNSHIP  
REGULAR PLANNING COMMISSION MEETING  
JULY 22, 2020

Chairperson Mooradian called the meeting to order at 7:01 p.m.

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

Visitors: Troy Bosker, Brian Nolan (Engineer at Benchmark), David White.

The Pledge of Allegiance was recited by all.

Approve Agenda: Item b under Old Business was on the agenda by mistake. That was already taken care of. **Uutinen made a motion to approve the agenda as presented with the removal of Item b under Old Business. Varner seconded the motion.**

**Vote: All yes.**

Public Comments: None

Approve Meeting Minutes: **Uutinen made a motion to approve the meeting minutes of June 17, 2020 as presented. Moore 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. (24-16-15-12-350-006 and 24-16-15-12-326-006):

Troy Bosker stated that since the last meeting, his new plans address the driveway, parking and downsizing the building. He said that there is ample area for parking. The storm water retention pond shows figures and calculations. John Cupps, Harbor Springs Fire Chief, did approve the plans. At prior meetings, there were questions as to the method that Benchmark used in determining the calculations for the storm water retention ponds. Brian Nolan explained what calculations he used to make his determinations. Repasky asked Nolan what his actual method was to come up with his calculations and there was a discussion regarding that. Repasky presented his calculations for the traffic flow and how it would work. He had four different scenarios. Mooradian pointed out that the parking spots for units 4 and 5 are right up against the service doors. Bosker pointed out that the service doors swung into the building. At the first meeting, it was agreed that the parking should not be in front of the service doors because of safety issues. Mooradian suggested that Bosker flip the garage doors and service doors so that there would be parking on the corner of the units and partly in front of the overhead doors. Mooradian reviewed the areas of the lot that have to be kept clear to line of sight safety for vehicles. The northwest corner of the lot is where vehicles come off from State Rd. onto Franklin St. so there can't be anything within the 25-foot setback area. It was decided that

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Bosker will install six spruce trees on the State Rd. side of the property and keep the corner clear per the code. There was agreement to require three maple trees with a 2.5-inch caliper to be planted on the north side of the property. Bosker stated that he will have lighting at each service door which will be down lit following the zoning code. There will not be any signs. It was agreed that there will not be any backing up from Franklin St. into the storage areas.

**Wallin made a motion to approve Case 2020-1, Troy Bosker for a Site Plan Review to construct an 8-unit climate-controlled storage building at 7569 S. State Rd. and 110 Franklin St. (Parcel #24-16-15-12-350-006 and #24-16-15-12-326-006), as shown on the Site Plan dated 7-6-2020, based on the facts presented in the case (article 504 & 506); and the use is a permitted use in the C-1 zoning district (article 309). The following conditions have to be met: a letter of approval from the Fire Department; the east boundary line side yard building setback shall be relaxed to 14 feet as shown on the Site Plan dated 7-6-2020; no backing up from Franklin St.; no commercial business is allowed, storage uses only; there cannot be anything within the 25-foot setback in the northwest corner of the property; add two more 3-inch caliper spruce trees on the State Rd. side of the property; plant three maples trees with a 2.5-inch caliper on the north side of the property along Franklin St.; the parking for storage units 4 and 5 will be adjusted with the service doors and the changes will be presented to the Zoning Administrator, David White, prior to the start of the project. Uutinen seconded the motion.**

**Roll Call Vote:** Wallin – yes, Repasky – no, Moore – yes, Uutinen – yes, Varner – yes, Baiardi – yes, Mooradian – yes.

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

Township Board Representative Report: Baiardi presented her report.

Correspondence: Mooradian reviewed the MTA Education information for the seminar training classes online.

Planning Commissioner Comments: Moore asked when the Planning Commission would start looking at some of the issues that have come up to be reviewed. Mooradian said that they would begin in August. Varner had some questions regarding the Master Plan.

Adjourn: **Wallin made a motion to adjourn.**

The meeting was adjourned at 8:21 p.m.

The next regularly scheduled meeting will be August 12, 2020 at 7:00 p.m.

West Traverse Township

Regular Planning Commission Meeting  
July 22, 2020

Submitted by:  
Dawson Moore, Secretary

Transcribed by:  
Susan Matsko  
Township Secretary

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