

**WEST TRAVERSE TOWNSHIP
REGULAR PLANNING COMMISSION MEETING & PUBLIC HEARING
FEBRUARY 10, 2021**

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

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

Absent: Repasky.

Visitors: David White, Neil Ahrens.

The Pledge of Allegiance was recited by all.

Approve Agenda: **Uutinen made a motion to approve the agenda as presented. Varner seconded the motion.**

Vote: All yes.

Public Comments: None.

Approve Minutes: **Baiardi made a motion to approve the minutes of January 6, 2021 as presented. Uutinen seconded the motion.**

Vote: All yes.

Public Hearing on Proposed Zoning Code Amendments: The Public Hearing was opened at 7:05 p.m. The Public Hearing was posted in the Harbor Light newspaper and on the Township's website. This hearing is for an amendment of the West Traverse Township Zoning Ordinance, Ordinance No. 1 of 2021. David White, Zoning Administrator, reviewed the changes that are being recommended for the Zoning Ordinance.

Neil Ahrens asked if the proposed changes would be considered as being more restrictive.

Mooradian stated that they are more administrative, such as correcting some of the language as to whether someone would go to a Plot Plan or Site Plan, whether it is a Zoning Administrator review or Planning Commission review. He said that some of the edits have to do with the time table to submit applications. Ahrens wanted to clarify what the 5% exterior changes referred to. He doesn't think that it is clear as to what it means. Mooradian explained that if someone is requesting exterior alterations of less than 5%, they would need to go through a Plot Plan review instead of being an Administrative decision in certain zoning districts, not single-family homes. The Public Hearing was closed at 7:16 p.m.

Denise Cline, Planner, had submitted Ordinance No. 1 of 2021 with the changes that had been discussed at the prior Planning Commission meetings. Baiardi thought that Ahrens was correct when he said that the wording was confusing when talking about the building structure. There was discussion as to changing the wording from *building structure* to *building footprint* in the places where necessary.

Proposed: February 10, 2021

Approved: March 10, 2021

West Traverse Township
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Moore made a motion to recommend to the West Traverse Township Board that they adopt Ordinance No. 1 of 2021 and that is an ordinance to amend the West Traverse Township Zoning Ordinance Section 502 (Plot Plans), Section 503 (Site Plan – Circumstances which Require a Site Plan), Section 505 (Site Plan – Submittal & Approval Procedure), Section 603 (Special Land Use Submittal and Approval Procedure), Section 309 (C-1 Commercial District), Section 310 (I-1 Light Industrial-Commercial District), Section 704 (Home Offices, Home Occupations and Home Based Businesses), and Section 727 Planned Unit Development. The following changes will be made: substitute the word *footprint* wherever the word *structure* is used in reference to the 5% alteration. Baiardi seconded the motion.

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

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

Township Board Representative: Baiardi suggested that the Planning Commission decide when they would want the Board to meet for a Special Meeting to adopt the recommended Ordinance No. 1 of 2021.

Correspondence: 2020 Zoning and Planning Court Decisions in Michigan were reviewed. Varner had submitted some information regarding zoning by the State in regards to local zoning.

Planning Commissioner Comments: Moore said that he received information from EGLE and he will forward it to the other Planning Commissioners.

Public Comments: None.

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

The meeting was adjourned at 7:48 p.m.

The next regularly scheduled meeting will be March 10, 2021 at 7:00 p.m.

Submitted by:

Dawson Moore, Secretary

Transcribed by:
Susan Matsko
Township Secretary

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