

WEST TRAVERSE TOWNSHIP
REGULAR PLANNING COMMISSION
WEDNESDAY, MAY 11, 2022

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

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

Absent: Utinen

Visitors: Andrea Jacobs, David Spencer, Marci Spencer, Sawyer Spencer, Emma Spencer, Lily Spencer, David Green, Jake Meyers, Jim Bartlett, David Kesar

The Pledge of Allegiance was recited by all.

Approve Agenda: **Wallin makes a motion to approve the agenda as presented. Varner seconds the motion. All yes.**

Public Comments: Andrea Jacobs the Emmet County Housing Ready Program Director for Housing North introduced herself and what they do.

Approve Minutes: Mooradian states there were two typos he saw, striking “vice”, and “regularly”. **Wallin makes a motion to approve the minutes with corrections. Varner seconds the motion. All yes.**

Old Business:

a. Case 04-2021-Pond Hill Farm 5699 S. Lake Shore Dr. SUP (Informational Update-consideration of possible Special Meeting) – Mooradian asks for updates from Jake and wonders about getting the packets out to the planning commission. Jake states that the best course of action would be to schedule the special meeting on the 25th, which would give them the proper time to do the review. Jake states he and Cline thought they should get the material out 8 days before the special meeting date. Jake states “at this point we would not have been able to complete our jobs for you, so that you would have been prepared for an earlier meeting.” Mooradian states he spoke in a zoom meeting with Jake and Cline and asked if they would be able to have a packet done by May 16th, which would allow us to set an agenda for the special meeting. Mooradian states that gives the proper time for the planning commission to set a special meeting for May 25th, and that is the request Mooradian is asking on behalf of the township. Mooradian states the applicant has not asked for that and recognize that they have been diligently working. Mooradian asks if the date of May 25th at 7:00pm would work? Repasky asks if there are any outstanding items that the commissioners were looking for? Jake states “I believe the items we are looking for have been provided.” Jake states they will confirm that this week. Repasky states if we schedule a special meeting, he hopes there will be a complete application. Mooradian states based on the zoom meeting he had; he believes they will get there. Wallin questioned if the special meeting would need to be published since this has been carried over on the agenda so many times, and that people may have forgotten

Proposed: May 11, 2022

Approved: June 8, 2022

about the issue. Mooradian states it could be recommended to do it, but not mandated. Varner asks if we could still publish the notice, even though it does not have the required lead time. Mooradian states “we could publish as a reminder.” Mooradian states it could be a courtesy to the community. Mooradian states because a lot of buildings have capacity limits, they may need to determine a meeting site. Baiardi states it would need to be determined by 1:00pm Monday. Mooradian stated he had 2 possible meeting spots in mind, the first is the Performing Arts Center at the school which requires an application and approval. The other is Little Traverse Township Hall. Repasky suggested Holy Childhood. Varner suggested Birchwood Country Club. Spencer suggested Pond Hill Farm. **Mooradian made a motion to postpone case 04-2021 Pond Hill Farm 5699 S. Lake Shore Dr. SUP for the continued review of the additional information submitted on May 3rd and allow for our planner and zoning administrator to complete their reports. The special meeting is set on May 25th at 7:00pm at the Township Hall, with the option of changing the location. We will make the decision right away and post it. Varner seconds the motion. All yes.**

New Business:

a. Case 01-2022 375 Franklin Court – Mooradian states this would be a change of use for Paul Tripp the owner and his tenant Dave Kesar and the Dikas. Dave Kesar states he would like to rent space from Paul Tripp to operate a small internet-based gun business. Kesar gave a history of the space. Kesar states he would like to rent the office area that is a little less than 700 sf to operate his business. Kesar states it was not changed from manufacturing retail to storage retail, which raised some red flags. Kesar states we have to correct one issue and move onto the next. Jake states “essentially what we are doing is changing the use now.” Jake states “we are required to do it here.” Jake states it is just reviewing a plot plan and once that is reviewed, they would be able to apply for a zoning permit. Jake reviews the plot plan with the board. Mooradian states that the use is changing from manufacturing retail to personal storage for the owner, storage combination of the artist studio, and an office storage combination for the internet gun shop. Repasky asks “so the entire parcel is being changed in land use, not just in portion of the building?” Baiardi states “yes because they are not doing manufacturing there anymore.” Mooradian states the 3 tenants are sharing the building. Repasky states he understands, but the whole parcel is being changed, just so all of the other tenants are aware that it is going to be changed from manufacturing retail to storage retail. Moore questioned the parking situation and whether it was adequate for the use. Kesar states the art studio is just by appointment, so there is not a lot of traffic. Mooradian asked Kesar “The licensing you do for this will have a federal firearms license, how often does that get renewed or updated?” Kesar states they are supposed to be inspected every year. You are required to keep your records for so many years. Wallin states he keeps every federal firearms license in his office on file. **Moore made a motion to approve case 01-2022 at 375 Franklin Court, tax parcel 16-15-12-332-009 to do a change of use from manufacturing retail to storage retail. Wallin seconds the motion.**
Roll call: Baiardi – yes, Varner – yes, Moore – yes, Wallin – yes, Repasky – yes, Mooradian - yes

Other:

a. Zoning Administrators Report: Zoning Administrator gave his report.

b. Township Board Representative Report: None

c. Correspondence:

WTT PC continuing worklist discussion – Mooradian stated Harbor Point has hired an attorney and resubmitted the 2 applications necessary: the text amendment and the zoning map. Mooradian stated “we will have to hear it within 30 days.” Jake is in the process of starting that review.

EC-Housing Analysis: Master Plan and Zoning – The board discussed the house median and the lack of affordable housing.

Planning Commissioner Comments:

Public Comments:

Next Regular Scheduled Meeting: Wednesday June 08, 2022 at 7:00 p.m.

Adjournment: Wallin made a motion to adjourn the meeting at 8:33p.m.

Respectfully Submitted by:

Dawson Moore, Secretary

Transcribed by:

Paige Fisher

Proposed: May 11, 2022

Approved: June 8, 2022