

**WEST TRAVERSE TOWNSHIP  
REGULAR PLANNING COMMISSION MEETING  
DECEMBER 11, 2019**

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

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

Visitors: David White, Sue Matsko, *Tom Varner*.

The Pledge of Allegiance was recited by all.

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

**Vote: All yes.**

Public Comment: Tom Varner was introduced as a new member of the Planning Commission beginning January 1, 2020.

Approve Minutes: **Uutinen made a motion to approve the November 13, 2019 meeting minutes as presented. Gorman seconded the motion.**

**Vote: All yes.**

OLD BUSINESS

Master Plan Review: Baiardi reviewed the list of changes being proposed to the Master Plan. There were grammar and punctuation corrections as well as updates to numbers as far as paved and gravel roads, Little Traverse Conservancy acreage, Recreation funding, Upland Forests acres in conservancy preserves and Assessing records. The Police and Ambulance service sections were updated to reflect the current services. All of these changes were reviewed and everyone agreed with what had been presented. Repasky presented a slightly revised Future Land Use Map with overlays for possible future expansion of the R-2 district and the ~~Industrial~~ *Commercial-Industrial* district. Schools, recreation areas, church and the water tank were all identified on the map. The map was reviewed.

**Wallin made a motion to approve the revised Master Plan, dated January 2020 Draft as well as the updated Future Land Use Map, as reviewed and presented on December 11, 2019. Uutinen seconded the motion.**

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

Proposed: December 11, 2019

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Approved: January 8, 2020 with 2 corrections: Add *Tom Varner* to Visitors; Change Industrial to *Commercial-Industrial* under Master Plan on Page 1.

Proposed Zoning Amendments: Proposed amendments to the Accessory Buildings ordinance under Section 202 (Definitions) and Section 407 (Accessory Buildings) were presented. The definitions for Accessory Building or Structure, Attached Structure, Common Wall as well as Accessory Building Materials were all reviewed. Under the Attached Structure, it was decided to remove the wording that referred to decks and stairways and move it to the Definitions page.

Proposed amendments to Sections 202 (Definitions), 305 (Table of Permitted and Special Land Uses), 407 (Accessory Buildings) and 734 (Solar Energy Facilities-Utility Scale or Commercial) were presented. The definitions, under Section 202, for Essential Services, (Add) Solar Energy Panels (Accessory) and (Add) Solar Energy Facility (Utility Scale or Commercial) were all reviewed. There was discussion regarding Essential Services and whether additional language should be added that states that some services are not considered essential by West Traverse Township. Solar Energy Panels is a new definition. There was discussion regarding part of a sentence that referred to solar energy panels being attached to a structure on the roof or on a vertical surface of the house. It was agreed that the regulations should apply to panels that are ground-mounted or pole-mounted only which are detached from a house.

The Table of Permitted Uses and Special Land Uses was reviewed in Section 305. Solar energy panels and solar energy facility were added language. It was requested that *On-Site* be added on the line with Solar Energy Panels (Accessory) (407:3).

Section 407:3 Solar Energy Panels (Accessory) is a new section. It states that solar energy panels shall be allowed as an accessory use in all zoning districts subject to additional requirements. Accessory solar panels shall not be located on a lot without a principal building. There was discussion as to whether someone would have to go through a Special Use Permit process to get approved for a permit or whether it should be a Site Plan review. The Special Use Permit process allows reasonable review as well as notifying neighbors what is being requested. It was pointed out that if there was no requirement for a Special Use or Site Plan review, the Township would not see a permit application for solar energy panels because the County issues all of the Township residential accessory permits. It was agreed to require a Special Use Permit in all zoning districts.

Section 734 Solar Energy Facilities-Utility-Scale or Commercial is a new section. There were a couple of changes of wording and everything was reviewed.

Proposed amendments to Section 202 (Definitions), Section 305 (Table of Permitted and Special Land Uses) and Section 733 (Commercial Event Facilities) were presented. One definition of Commercial Event Facility was added. The Table of Permitted Uses and Special Land uses was

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amended to add language for Commercial Event Facilities. The Commercial Event Facilities would only be allowed in A-1, A-1-A and C-1 with a Special Use Permit. Repasky did not find any problems with the language as presented. Time limits, sound amplification, crowd capacity, ingress/egress, parking and sanitary restroom facilities were all addressed. An additional definition that was provided would be Agri-Tourism Business which would be allowed in A-1 and A-1-A with a Special Use Permit.

It was agreed that changes that have been requested should be made and brought to the next meeting for the Planning Commissioners to review.

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

Township Board Representative Report: No report.

Planning Commissioner Comments: None.

Public Comments: None.

Adjourn: The meeting was adjourned at 9:05 p.m.

The next regularly scheduled meeting will be January 8, 2020 at 7:00 p.m.

Submitted by:

Dawson Moore, Secretary

Transcribed by:  
Susan Matsko  
Township Secretary

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