

**WEST TRAVERSE TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
SEPTEMBER 9, 2020**

Chairperson Mooradian called the meeting to order at 7:00 p.m. The meeting was held in person as well as telephone conferencing.

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

Absent: *Uutinen*

Visitors: David White, Jim and Cheryl Williams (phone), Robert and Kathlynn Clark (phone), Bob Sandford (phone).

The Pledge of Allegiance was recited by all.

Approve Agenda: Mooradian added under Old Business: Case 2020-2 was withdrawn by the applicant. The agenda was approved by consensus with the one addition.

Public Comments: Jim Williams stated that there are ongoing enforcement issues with 45 North which is located directly behind his home. He said that the Planning Commission originally approved the buildings behind him as only boat storage with no work being done on site. He stated that he and his wife have provided video and photographic evidence of Ordinance violations from the fall of 2016 through this week, involving power washing and not conducting business wholly within the building. The Township Board informed Mr. Williams last night that no citations or fines have been assessed. Mr. Williams said that they want to keep the Planning Commission informed about enforcement issues so that the Planning Commission can try to ensure that any future plans or requests for change in C-1 plans are given careful consideration for possible noise caused by businesses directly adjacent to and abutting residential areas. He stated that they have tried working with West Traverse Township since 2016 and there has not been a permanent resolution to the continuing violations behind his home.

Robert Clark said that he and his wife live next to the Williams house and they also have some real concerns about the noise coming from 45 North that makes outdoor activity in their backyard difficult to enjoy. Mr. Clark stated that they moved into their home in 2016 and these activities have been going on since the beginning, during the spring, summer and fall. He said that the noise level is very distracting for them. When they talked to their neighbors, they found out that this has been brought up to the Planning Commission before. Mr. Clark would also like to know where these violations stand with the Township.

Mooradian stated that the Planning Commission is not the enforcement, but David White, the Zoning Administrator, is the Enforcement Officer. Cheryl Williams wanted to make sure that the Planning Commission is aware of the problems they have been having and that they are very scrupulous that everybody adheres to the plan that everybody agreed to. She said that they are concerned about the fact that they can't get the violations to stop and there is more commercial property to be developed. Mrs. Williams said that they are very frustrated at this point.

Proposed: September 9, 2020

Approved: October 14, 2020 with one correction: Show *Uutinen* as absent in the Roll Call.

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David White stated that he was going to be contacting the Township attorney and they are going to begin issuing citations and pursuing legal action against Marty MacGregor, who is the owner of the property, and 45 North.

Approve Minutes: **Varner made a motion to approve the meeting minutes of August 12, 2020 as presented. Wallin seconded the motion.**
Vote: All yes.

OLD BUSINESS

Case 2020-2: The applicants for Case 2020-2 have withdrawn their application.

NEW BUSINESS

Review Process of Special Use Application: Mooradian reviewed the Special Use Application process for Agri-Tourism and Commercial Events which would involve everything that would be regulated by zoning. Mooradian looked at the permit applications that West Traverse Township has listed on their web site. It can be a bit confusing as to which form to use for Special Use Permits. Mooradian pointed out that the County has a different Special Use Permit application from the Township's and theirs is much more comprehensive with a very detailed checklist. There was a lot of discussion regarding how to change the Township's application for commercial properties and what should be included in the checklist. Wallin stated that he thinks it was a mistake to turn over the residential zoning permits to the County because he feels that they have not done a good job. Mooradian suggested that the Planning Commission could petition the new Township Board in January to ask that the zoning permits for residential properties be returned to the Township. Sections 5, 6 and 7 of the Zoning Ordinance were reviewed in regard to Agri-Tourism and Commercial Events.

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

Township Board Representative: No report.

Correspondence: The Township Board talked about possibly having the Planning Commission look into short term rentals. Mooradian explained the County is asking for people to participate in three Zoom meetings to discuss Coastal Management. Repasky stated that he is already involved in it and would be a West Traverse Township person.

Planning Commissioner Comments: None.

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Public Comments: Bob Sandford stated that a lot of the discussion regarding the Zoning Administrator is not consistent with the contract with the Zoning Administrator. A lot of it is more appropriately done by the Planner. Site Plan Reviews should be forwarded to the Planner.

Adjourn: **Wallin made a motion to adjourn. Mooradian seconded the motion.**

Vote: All yes.

The meeting was adjourned at 8:16 p.m.

The next regularly scheduled meeting will be October 14, 2020 at 7:00 p.m.

Submitted by:

Dawson Moore, Secretary

Transcribed by:
Susan Matsko
Township Secretary

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