

**WEST TRAVERSE TOWNSHIP  
REGULAR PLANNING COMMISSION MEETING  
OCTOBER 14, 2020**

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

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

Visitors: Steve Graham, Austen Hughey, David White, Sue Matsko.

The Pledge of Allegiance was recited by all.

Approve Agenda: Mooradian requested that New Business be moved ahead of Old Business.  
**Wallin made a motion to approve the agenda as presented with the changes noted above.**  
**Baiardi seconded the motion.**  
**Vote: All yes.**

Public Comment: None.

Approve Minutes: **Wallin made a motion to approve the meeting minutes of September 9, 2020 as presented with one correction: Show Uutinen as being absent in the Roll Call.**  
**Baiardi seconded the motion.**  
**Vote: All yes.**

NEW BUSINESS

Case 2020-3 Request from Steve Graham to Construct a 30' x 40' Accessory Building:  
Steve Graham is requesting a permit to construct a 30' x 40' accessory building on his property at 5189 S. State Rd. (Parcel #24-16-12-36-100-013). He would like to construct this building before he has a primary structure. David White reviewed the application for the accessory building. He stated that per the Zoning Ordinance, the Planning Commission must review and approve any accessory building to be built before any primary structure. Mr. Graham submitted a Site Plan and an Affidavit as required per the code. Mr. Graham stated that he would like to be able to store personal belongings and building materials in the accessory building before he builds a primary structure. He pointed out that the lot is big and it has plenty of space to build a primary structure once the accessory building is up. He would be well back from the setbacks that are required. He would like to begin construction of a *primary structure* within the next year. Mooradian reviewed the submitted site plan. Mr. Graham has a ten-acre parcel. Mr. Graham has provided answers for all items on the check list in Section 502:2 under the Plot Plan Data Required. He put in his driveway apron last year, so he has a permit from the County for that. There was discussion about screening according to Section 407:1 D. Moore and Baiardi

Proposed: October 14, 2020

Approved: November 11, 2020 with 3 corrections: Pg 1, under Case 2020-3: add *primary structure* 6 lines from bottom; Pg 2, change as to *of* in motion, Pg 3 –adjourn time to 8:26

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thought it would be a good idea to have some screening on the west side of the property which is along the road. Mr. Graham stated that he has planted numerous small trees on different areas of his property. At this time, they are still small, so they won't screen anything. Uutinen brought up the question of whether there is a time limit of when a primary structure needs to be built.

There is nothing in the West Traverse Township Zoning Ordinance that requires this.

**Uutinen made a motion to approve Case 2020-3, Steve Graham, for a Plot Plan Review to construct a 30' x 40' x 16' tall accessory building at 5189 S. State Rd. (Parcel #24-16-12-36-100-013) without a principal building structure pursuant to Article 4, Section 407:1 and Article 5, Section 502:1 and 502:3. The following conditions shall apply: the applicant has requested and understands that this approval is for personal storage use only and is required to file with the County Register of Deeds an affidavit of such; the front yard setback is to be 80', measured from the edge of the road right of way; a driveway permit from the Emmet County Road Commission is required; and furthermore, we are going to require a screening, which would be on the west side of the structure, three pine trees that are 8' tall to develop a screening wall. Baiardi seconded the motion.**

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

Case 2020-4 Request from Austen Hughey to Construct a 32' x 50' Accessory Building:

Austen Hughey is requesting a permit to construct a 32' x 50' accessory building on his property at 5201 S. State Rd. (Parcel #24-16-12-36-100-004). He would like to construct this building before he has a primary structure. David White reviewed the application for the accessory building. Mr. Hughey has presented all of the required documents for this Plot Plan Review. He has submitted a permit from the County Road Commission for his driveway. It was noted that the address he was given from the County is wrong and he is going to contact them to get that corrected. He submitted a copy of his affidavit for the County. Mr. Hughey stated that he plans on building a primary structure in approximately two years.

**Uutinen made a motion to approve Case 2020-4, Austen Hughey, for a Plot Plan Review to construct a 32' x 50' x 14' high accessory storage building on S. State Rd. (Parcel #24-16-12-36-100-004) without a principle structure pursuant to Article 4, Section 407:1 and Article 5, Section 502:1, 2 and 3. The applicant has requested and understands that this approval is for personal storage use only and is required to file with the County Register of Deeds an affidavit of such, which is done; the front yard setback is to be 330 feet, measured from the edge of the road right of way; and a driveway permit from the Emmet County Road Commission is required; and verification of the correct address. Varner seconded the motion.**

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

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OLD BUSINESS

Continued Review of Forms & Applications for Special Use & Site Plan: Denise Cline, the Township Planner, has been reviewing the forms that the Township currently uses for Special Use and Site Plan Review. She has presented some suggested changes for the Planning Commission to review and discuss. There was discussion as to what might work and what might not. These will be reviewed again at the next meeting.

Zoning Administrator's Report: David White presented his written report. There was discussion about various zoning violations in the Township.

Township Board Representative Report: No report.

Correspondence: Mooradian presented information regarding short term rentals and this was reviewed. There was discussion regarding short term rentals in the Township.

Planning Commission Comments: There was a discussion about the different items that should be reviewed in coming meetings.

Public Comments: None.

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

**Vote: All yes.**

The meeting was adjourned at 8:26 p.m. The next regularly scheduled meeting will be November 11, 2020 at 7:00 p.m.

Submitted by:

Dawson Moore, Secretary

Transcribed by:  
Susan Matsko  
Township Secretary

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