REGULAR MEETING OF THE EAST BAY CHARTER TOWNSHIP PLANNING COMMISSION

Tuesday, December 9, 2008 6:30 p.m. East Bay Charter Township Hall 1965 N. Three Mile Road Traverse City, MI 49686

Present: Planning Commission Members Judy Nemitz, Ted Hentschel, Jim

McDowell, Mike Nickels, Tracey Bartlett and Mindy Walters

Absent and Excused: Robert Tubbs

Also Present: Township Attorney Peter Wendling; Recording Secretary, Anne

Wendling; Jay Kilpatrick, Township Planner from Williams & Works

One (1) guest was in attendance.

1. Call to Order: Chairman Nickels called the meeting to order at 6:34p.m.

2. Roll Call: Roll was called by the Recording Secretary.

3. Review for Conflict of Interest: There were no conflicts of interest reported.

- **4. Approval of the Agenda:** Couturier asked to delete agenda items B3 and B5. A motion was made by Hentschel and seconded by Nemitz to approve the agenda as amended. The motion carried unanimously.
- **5. Approval of the Minutes:** Hentschel made a motion to approve the Regular Minutes of November 18, 2008 and Walters seconded the motion and the motion carried unanimously.
- **6. Public Input:** None at this time.
- 7. Reports:
 - A. Township Board: Bartlett reported that at the regular board meeting the

Lakes Overlay district was approved and water and sewer rates were increased and the proposed noise ordinance did not pass. Bartlett stated that there would be a special meeting for the proposed East Towne PUD and another special meeting for the 2009

budget next Tuesday, December 16, 2008.

B. Appeals Board: Hentschel had no report at this time.

C. Planners Report: Planner Jay Kilpatrick had no report at this time.

D. ZA Report: Couturier reported that there were 115 permits and

26 of them were single home dwellings.

E. Attorneys Report: Township Attorney Wendling had no report at this

time.

F. Correspondence: Included in packets.

G. *CIP Committee*: Walters had no report at this time.

8. New Business:

A. Public Hearings

1. Recreation Plan Amendment; Public Hearing and Recommendation to the Township Board

Kilpatrick stated the recreation plan was approved but since then there has been some expanded language. There is the possibility of obtaining a grant for a new park and for a project at the corner of Hammond and Three Mile Roads. The two proposed projects would need to be referenced in the recreation plan in order to get the grant. One audience member had a comment on the trail system. Nickels questioned p. 38 of the plan regarding the timeframe of the building of a park. Kilpatrick said a project may begin with fundraising only and not true construction and he will change the language in question to make it clearer.

McDowell made a motion to approve the proposed Recreation Plan Amendment and forward it to the Township Board. Walters supported the motion and the motion carried unanimously.

B. 1. Request for Extension of SLU 1-07 (approved 3/20/2007); Steve Ingersoll for Grand Traverse Academy

Steve Ingersoll stated that he needed another year to look things over and make sure of what they are doing before expansion takes place. He requested an extension of eighteen months due to the construction time frame and the school year.

Nemitz moved to recommend to the Township Board to extend

SLU 1-07 for 18 months with supporting documents. The motion was supported by Walters and carried unanimously.

2. Draft Zoning Ordinance Text Amendment Pertaining to Adult Foster Care; Shelly Skiver

Township Planner Kilpatrick spoke to the commissioners about adding Adult Foster Care facilities as a special land use in the LDR district. He stated that this use is not permitted in LDR with more than six residents. Kilpatrick did cite some compatibility concerns with the master plan but any amendments should be undertaken carefully. The commissioners could add another standard to require that the home be located on a larger parcel or have lots of buffering in place. In any case, commissioners would be able to look at a site plan at the time of approval. Kilpatrick said that this is simply a draft but he could come back in January with firm language for a text amendment if commissioners chose to do so. Commissioners commented about the proposed ordinance. Couturier wanted to ensure that any home looked like a single family home: Nickels asked about square footage requirements: Bartlett asked about employees coming and going; Walters reported that she lives in the neighborhood where Skiver runs her business and stated that neighbors were not happy when she approached them about the situation. Township Attorney Wendling said that he will look at the residency requirements of such a business and will furnish commissioners with a report regarding licensing and requirements for residency.

3. Draft Language for the Extension of Site Plan Reviews

Wendling told commissioners that this language was almost the same as for SUP's, but this covered site plan reviews. This extension also added language addressing the completion of structures in a timely fashion. It will be set for a public hearing at next meeting.

Nickels thanked commissioners for their service and thanked Leslie for what she does for the Planning Commission. He also thanked P. Wendling, A. Wendling and Jay Kilpatrick and wished everyone a Merry Christmas.

- **9. Old Business:** None.
- **10. Adjournment:** Chair Nickels adjourned the meeting at 7:19pm.