

EAST BAY CHARTER TOWNSHIP
PLANNING COMMISSION
East Bay Charter Township Hall
1965 N. Three Mile Road
Traverse City, MI 49696

Regular Meeting Minutes
Tuesday March 17, 2020

Present: Planning Commission Members Robert Tubbs, Paul Gonzalez, Ted Hentschel, Dan Leonard, John Sych, and Mindy Walters (via telephone)

Absent Excused: Judy Nemitz

Also, Present: Claire Karner, Planner, Leslie Couturier, Zoning Administrator

Nine (9) guests were in attendance.

1. **Call Meeting to Order:** Chair Tubbs called the meeting to order at 6:30pm.
2. **Roll Call:** Roll was called by the Recording Secretary and a quorum was present.
3. **Agenda:**
 - a. Review for Conflict of Interest: Walters stated that she has a conflict with the Four Mile Creek PUD, item under new business, and she will recuse herself.
 - b. Approval of Agenda: It was decided to move Item a, under new business, to b, so that Walters can discontinue the meeting. ***A motion was made by Hentschel, supported by Sych to approve the agenda as amended. The motion passed unopposed.***
4. **Minutes Presented for Approval or Modifications:**
 - a. February 4, 2020 Planning Commission Regular Meeting Minutes
Leonard moved and Gonzalez seconded to approve the minutes of the February 4, 2020 Regular Meeting Minutes. The motion carried.
5. **Public Comment:**

Brian VanVoorst, 3254 Holiday Village Road; Had sent correspondence regarding a possible tree ordinance for the Hammond Road and US-31 corridors. He indicated that many of the mature trees are being removed in both locations and would like the township to explore how to treat and save mature trees. He further stated that the Munson/US-31 corridor is particularly important to the character of the community. The combination of mature stoic white pines and beautiful water is a defining element of our northern Michigan landscape and distinguishes us from other communities in the state.

Consensus of the Planning Commission was to direct staff, working with Mr., VanVoorst, to draft language, perhaps in the site plan review standards, that would aid the township in preserving the trees and character of the corridors.

6. Reports

- a. *Township Board: Walters Reported* - Approval of the purchase of a new fire truck. Also due to the coronavirus the Pancake breakfast has been cancelled, and the township offices are closed to the public (with appointments available).
- b. *Appeals Board: There had been no February meeting*
- c. *Planner/ZA Report:* Karner conveyed that the Township Board had adopted both the Bed and Breakfast and the Telecommunications Tower amendments. She has been attending meetings with the road commission concerning the future roundabouts on Hammond Road. Staff plans to meet with Garfield Township to discuss a cohesive plan for the Hammond road. There are two (2) developments that will be coming before the Planning Commission soon. The Appeals Board Workshop is to be rescheduled to sometime in June, and finally, Jake Myers, planning intern, had completed the revision and update of the Zoning Ordinance.
- d. *Correspondence: Mr. VanVoorst had sent correspondence and spoke during the previous public comment. The Planning Commission also received correspondence from Heath Smith and Judy Nemitz.*

7. Unfinished Business: None

8. New Business

a. **Sketch Plan Review – US-31 Car Wash/ Green Mitt Parcel 28-03-208-057-10**

Present for the development: Nick Spallone, Car Wash Pro Designs, John Zimmerman, Terra Consulting Group, Mark Warner, Green Mitt potential owner and others.

Spallone described the scope of the project; the car wash is eco-friendly with LED lighting, use of biodegradable plant-based products, with noise contained within the building. The car wash uses a belt system with a sediment developer and a center drain that separates the dirt and oil again. When full the sediments are pumped by a truck or shoveled into barrels. The carwash utilizes less water than a standard automatic carwash. The two site plans depict green space that is more than the 25% required per the ordinance, and there is virtually no noise from the car wash or the 23 onsite free vacuums. Hours of operation would be Monday

thru Saturday 6am to 8pm, and Sundays 8am – 6pm. They would also like to incorporate a food truck, to draw potential customers to the site.

General comments from the Planning Commission were as follows:

- 1. There was considerable discussion about the traffic impacts and accessibility of the site. Concerns were expressed regarding stacking of cars and back-ups that could occur on U.S. 31 as vehicles are entering the car wash driveway. (Applicant suggested making the entrance a right exit only which was met with support). Commissioner Walters suggested moving the building to the other side to allow for more stacking room.**
- 2. Some commissioners remarked that the use does not seem to match the beach district vision.**
- 3. Commissioners supported the look of the building.**
- 4. Commissioners support the striping near the entrance to signify no stopping or parking in the area near the U.S. 31 entrance.**
- 5. Due to the inner access connection the planning commission preferred version 2 over version 1.**
- 6. Cross access easements should be addressed with neighboring property owners, at the very least the car wash property should bring the easements to the property lines.**
- 7. The applicant should save as many mature and “historical” trees as possible.**
- 8. Many liked the addition of the food truck.**
- 9. Perhaps there is too much parking, though it is understood that it is for use of the free vacuums.**

b. Sketch Plan Review – Four Mile PUD/Property 28-03-216-015-00

Carl Jagoditsh, applicant (4 Mile Creek LLC), described his envisioned development to the Planning Commission:

The property is approximately five (5) acres in size, with a creek running through it, the applicant will be utilizing about 1.5 to 1.75 acres for twelve (12) 1200 Square foot detached units in a site condominium development. Lot sizes and setbacks would be smaller than what is typically allowed in the Low Density Residential (LDR) Zoning District. Existing today is a bridge crossing the creek with trails on the east side of the parcel.

Commissioners indicated that a 100’ set back from the creek would be required. They also thought that there is a need for sidewalks along Four Mile Road. They further expressed the importance of a good storm water plan.

9. Other Business: None
10. Public Comment: None presented
11. Next Meeting Date: April 7, 2020 **6:30 PM (Regular Meeting)**
12. Adjournment: Chair Tubbs adjourned the meeting at 7:30 PM.

Leslie Couturier, Recording Secretary