REGULAR MEETING OF THE EAST BAY CHARTER TOWNSHIP
PLANNING COMMISSION ~ TUESDAY MARCH 5, 2019 ~ 6:30PM

Present: Planning Commission Members: Ted Hentschel, Paul Gonzalez, Judy Nemitz, Dan Leonard, John Sych, Mindy Walters
Absent Excused: Chair Robert Tubbs
Also Present: Planner Rick Brown, Zoning Administrator Leslie Couturier

There were nine (9) guests in attendance.

1. Call Meeting to Order: Vice-Chair Walters called the meeting to order at 6:30 p.m.

2. Roll Call: Role was called by the Recording Secretary and a quorum was in attendance.

3. Review for Conflict of Interest: None presented.

4. Approval of the Agenda: A motion was made by Nemitz to approve the agenda as presented, Sych supported the motion and it passed unopposed.

5. Approval of the Minutes: A motion was made by Hentschel, supported by Gonzalez to approve the minutes of the February 5, 2019 Joint Meeting. The motion passed unopposed.

6. Public Comment: None offered.

7. Reports:
   Township Board:

   Walter’s reported that the Township Board would be going to mediation with the Townships involved in Metro Fire Department. Also discussed was amending the Short-Term Rental Ordinance to address some issues that came up through residents that had hired an attorney, as they did not like some aspects of the Short-Term Rental Ordinance.

   Hentschel informed the board that there had been one request before the ZBA February.

   Brown gave a brief report; The Township had delayed implementation of the Short-Term Rental License until May 1, 2019 to address the issues reported by Walters.

8. Old Business: None


   A. Sketch Plan Review: Aprille Truszkowski; Wedding/Event Venue
   Property Number: 221-032-10/2325 E. Hammond Road

   Ms. Truszkowski described her proposed plan: she wished to hold weddings and receptions at her 28-acre property on E. Hammond Road. A tent would be erected,
bathrooms rented, and a parking area provided. She also indicated that the Grand Traverse County Road Commission had implied that a traffic study would not be needed, that only a 22’ wide neck at the driveway entrance.

Planner Brown explained that staff felt that this could be achieved under the places of public assembly section of the ordinance, which is a special land use, but perhaps a foundation would need to be put in to meet the intent of the ordinance.

Board discussion ensued; some concerns were as follows:

- Potential noise disturbing neighboring properties
- Buffering would be necessary.
- Time limitations would need to be established.
- Decibels of music would need to be determined.
- Perhaps proper facilities would be needed versus out houses.
- Weather would be a factor.
- Would a principle structure be necessary to qualify as a place of public assembly (staff will check with legal counsel to confirm that a deck or a pad would qualify as a principle structure.)
- Would a transient activity permit be better suited for the use?

Board consensus was to have staff check with counsel regarding the foundation issue, they also indicated that they would be open to considering a special land use for a place of public assembly.

B. Sketch Plan Review: Mansfield Land Use Consultants, Representing RC Hermann; Amendment to Woodcreek PUD: Property Numbers: 218-032-00 & 219-007-00

Doug Mansfield gave the board an overview of the proposed manufactured home community expansion;

Woodcreek Manufacturing Community approved, as a Planned Unit Development (PUD) 23 years ago, is located on South Airport and Three Mile Roads and consists of 230 homes located on 78.8 acres (2.9 units per acre). Amenities offered in Woodcreek include a clubhouse, outdoor pool, private roads, nature trails, tennis and basketball courts. The proposed addition is located along the southeast boundary of the existing community with additional access to Three Mile Road. The proposed addition would add 34 homes located on 18 acres (1.9 units per acre). The housing community has won a national award as an environmentally sensitive project.

The applicant will be requesting a major amendment to the PUD; some of the previous conditions would need to be amended for the expansion property. Their thought is to look at each new house site individually as setbacks would need to be lessened in some instances. They are requesting feed back to aid them in their PUD amendment submittal.

Board discussion proceeded with concerns as follows:
➢ The board liked idea of the expansion along with the basic concept and the clustering of home sites on higher ground, yet some had an issue regarding the relaxing of setbacks on almost all building sites.
➢ Concerns regarding the wetlands were registered, along with the fact that Mitchell Creek is now considered an impaired stream, due to the existence of E.coli.
➢ The board would like to see a wetland determination as to which are or are not regulated wetlands.
➢ All remained open to options.

C. Storage in Regional Business (RB)

Staff had raised the possibility of a zoning amendment to allow self-storage mini-warehouse use in the Regional Business (RB) zoning district by special land use. After the Planning Commission expressing some thoughts and concerns on the topic, staff was asked to come back at a future meeting with ideas to possibly consider.

Staff having reviewed aerial maps with property lines noted that given the narrow, linear nature of the RB zoning district, it would be virtually impossible to find a parcel on which self-storage would be viable. The Planning Commission concurred with staff and it was concluded that the issue would not be pursued.

10. Other Business. None.
11. Public Comment: Vice Chair Walters offered time for public comment at 7:30 PM:

- T.J. Andrews, Grand Traverse Bay Watershed Center; reminded the Board of the environmental sensitivity of the Mitchell Creek Watershed, emphasizing on the importance of maintain proper setbacks. Also, the filling of wetlands in the area would or could negatively impact the stream and surrounding areas. She urged the Planning Commission to adopt appropriate setbacks as best practice.

- Judy Pelto, 2100 Abbey Lane, had concerns with more development around Mitchell Creek, stating that to fill in the wetlands would not be acceptable.

- Mary Wodzien, 3263 Prouty Road, spoke regarding the previous topic wedding venue; she felt that a water source was needed as there are concerns about cigarettes, candles and paper lanterns.

- Robert Pelto, 2100 Abbey Lane, reminded the board that all of Traverse City’s drinking water comes out of East Bay, “we can’t keep chiping away at our watershed”.

Vice Chair Walters closed the public comment and adjourned the meeting at 7:36 PM.

Leslie Couturier
Recording Secretary