REGULAR MEETING OF THE EAST BAY CHARTER TOWNSHIP
PLANNING COMMISSION ~ TUESDAY, August 14, 2018 ~ 6:30PM

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

There were 4 guests in attendance.

1. Call Meeting to Order: Chair Tubbs called the meeting to order at 6:30pm.

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

3. Review for Conflict of Interest: None declared.

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

5. Approval of the Minutes: A motion was made by Gonzalez, supported by Sych to approve the minutes of the July 10, 2018 Regular Meeting Minutes as presented. The motion passed unopposed. A motion was made by Gonzalez, supported by Hentschel to approve the meeting minutes of the July 10, 2018 site review. The motion passed unopposed.

6. Public Comment: Tubbs offered time for public comments for items that were not on the agenda at 6:35pm.

❖ Pete Edmonds, 2091 Roselawn Drive, Indicated to the Planning Commission that he felt that there was a zoning ordinance violation complaint concerning the amount of smoke emitting from the Timber Ridge Camp Grounds, he ad spoke with both Supervisor Friend and Zoning Administrator Couturier and had gotten no results. He then sited portions of the ordinance and stated that the smoke was not healthy and that it was hurting people. He inquired of the Planning Commission if they had any suggestions on what he should do. He relayed to the board ideas for smokeless fire pits and types of fuel that should be used and spoke about good campfire management practices. Mr. Edmonds also stated that he had complained to the DEQ and awaiting an answer from them. Chair Tubbs asked that staff contact Attorney Wendling about the issue to ask for options that Mr. Edmonds could pursue.

❖ Chuck Rockafellow, 449 Farm Lane spoke to the board regarding a proposed development to be located at the Elmbrook Golf Course site, and another to be located next to Grand Traverse Academy; He felt that under the current master plan multi-family should not be allowed, and that the developments would negatively affect the citizens of East Bay Township and then went on to read portions of the Master Plan.
7. **Reports:**
   - **Township Board:** Walter’s informed the Planning Commission as to what has been happening at Township Board Meetings.
   - **Appeals Board:** Hentschel gave a brief ZBA report.
   - **Planning & Zoning:** Brown welcomed new commissioner Paul Gonzalez, and then updated the Planning Commission on issues that are ongoing and upcoming for the board.

8. **Old Business:** None

9. **New Business:**

   A. **Site Plan Review 8-18; Irish Boat Shop Inc.: Continuation of Public Hearing & Action**
   
   **Subject Parcel Property Number:** 28-03-791-000-55

   SPR 8-18; proposed boat/marine dock for sales and demonstrations. Irish Boat Shop is requesting approval to install the dock at 2155 US 31 North (parcel # 28-03-791-000-55), Traverse City, Michigan 49686. The subject parcel is located on the north side of US 31 North, to the east of the Tamarack Lodge.

   Logan Haughn, Irish Boat Shop Inc. gave an overview of the intended project to the Planning Commission; the intended dock will be 210’ in length and located towards the east side of the property. Boats utilizing the dock would be from 13’ to 25’ in size. Irish Boat Shop would be the only user of the dock with no privately owned boats being stored there. Basic use is for demonstration, boat deliveries, and for customer’s to come during the day to shop or schedule repairs. The maximum number of boats that could fit on the dock is 10, but that will likely not happen due to the shallowness of the water. There will be a light for a visual aid at the end of the dock and perhaps “run-way” lighting on the rest of it. Hours of store/dock operation are; 9am to 6pm Monday thru Saturday and 10am to 3pm on Sunday.

   Chair Tubbs offered time for the public hearing at 7:20pm; no comments were presented and the public hearing was closed, followed by board deliberation;

   Correspondence from Joshua Stufft was read into the record, also mentioned was Mr. Esposito’s (Irish Boat Shop) response to the Stufft’s letter.

   A motion was made by Leonard to approve Site Plan Review 8-18 as proposed, subject to staff conditions as follows:

   1. **Approval is based on the revised site plan prepared by Mansfield Land Use Consultants, dated June 7, 2018, and subject to revisions as required.**

   2. **Approval is subject to the applicant obtaining any required permits and approvals from East Bay Charter Township (land use permit) and the Michigan Department of Environmental Quality (MDEQ) prior to installing the boat dock and lifts. A copy of each permit and approval shall be provided to the Office of Planning & Zoning.**
3. Changes to the approved site plan based on input from the agencies listed above in condition #2 shall require resubmittal of a revised site plan to the East Bay Township Office of Planning & Zoning to determine whether reconsideration and re-approval by the Planning Commission and/or staff is required.

4. Approval of Site Plan Review #8-18 shall be valid for two (2) years from the date of approval unless extended for one (1) additional year by the Planning Commission pursuant to the procedures and criteria identified in Section 820.10.

Hentschel supported the motion and it passed unopposed.

B. Zoning Amendment ZA 5-18; Sections 630 & 631: Drive Aisle Widths between Mini Self-Storage Buildings; Public Hearing & Action

Zoning Amendment 5-18; The proposed zoning amendment would reduce the minimum drive-aisle width required between mini-warehouse self-storage buildings from the current 40 feet to 30 feet in Sections 630 and 631 of the East Bay Charter Township Zoning Ordinance.

Chair Tubbs offered time for public comment at 7:30pm, hearing none the hearing was closed.

Brown explained that the request for this amendment had come from the Zoning Board of Appeals, as they had received a request for a variance on the aisle widths; they had felt that the 40’ was excessive and should be examined by the Planning Commission. Consensus was to let the Fire Department regulate the width of aisles in self-storage facilities.

A motion was made by Sych to recommend approval of Zoning Amendment 5-18; Sections 630 & 631, to the Township Board, with the following verbiage to be applied:

That drive aisles be at a minimum width that meets the approval of Metro Fire Department.

The motion was supported by Walters and passed unopposed.

C. Discussion Regarding Day Care Facilities in Industrial Parks

Brown had received several calls inquiring about allowing Day Care Centers in Industrial Parks, thus he wished to discuss with the board for their thoughts on the subject. Consensus was to not move forward with an amendment as thoughts were that Industrial sites should be utilized for industrial uses and further concerns regarding the safety of children within an industrial park were discussed.

10. Other Business

A. Discussion Concerning Site Visits

Brown explained that Attorney Wendling had concerns with site visits and would like it to be noticed due to problems that could arise, such as; no quorum, multiple sites and location problems (barrier free access for the public). After discussion it was decided to proceed with site visits (properly noticed), but to allow staff to determine which sites truly need to be seen by the
Planning Commission. The Commissioners all agreed that the site visits were beneficial not only to the Planning Commission but also to neighboring property owners, and that they would rely on the judgement of staff as to which sites a site review would be essential and beneficial.

11. Public Comment

❖ Pete Edmonds, 2091 Roselawn Drive, felt that perhaps the Planning Commission should do more study on the possibility of Day Care Centers in Industrial Parks, he felt that it would be beneficial to the parents that work in the parks and that it is difficult for working parents to get day care.

Chair Tubbs adjourned the meeting at 8:10pm.

Minutes Submitted by Leslie Couturier
Recording Secretary