

**Bingham Township Planning Commission  
Meeting Minutes  
December 4, 2003  
Bingham Schoolhouse,  
7171 S. Center Hwy, Traverse City**

**Call to Order:** 7:00 p.m.

**Roll Call:** Chairman Robert Gregory, Vice Chairman, Ron Collins, Cathy Jasinski, Don Kiessel, Mike Park, Marsha Walton and Will Bunek.

**Staff Present:** Steve Patmore and Dorothy Petroskey

**Guests Present:** Duane Bingel, Len Schaub, Bill Stouten, Lois Bahle, Tim Green, Tom Philips and Bob Otwell.

**Agenda Approval:**

**Move by Kiessel support by Bunek to approve the agenda as presented.**

**Ayes: All                      Motion Carried**

**Approval of the Minutes:** Kiessel noted that he was listed as present on the minutes and was out of town. He also indicated that the numbers listed on motions need to be changed to reflect this.

Gregory noted a grammatical error.

**Move by Collins support by Walton to approve the minutes as corrected.**

**Ayes: All                      Motion Carried.**

**Public Comment:** Chairman Gregory read a letter from Joe O'Donnell co-owner of Shady Lane Vineyards that stated his opposition to a parking lot being located at Shady Lane.

Bill Stouten co-owner of Shady Lane was present and agreed that there should be an alternative area.

**Old Business:**

**Leelanau Trail Parking Lot**

Commission member Park who serves on the ZBA explained that the applicant Leelanau Trail came before the ZBA in July for a variance and was denied. The applicant came back for a reconsideration for a variance to build a parking lot on trail property adjacent to Shady Lane. At the ZBA meeting it was noted that a parking lot is not necessarily a requirement of the

Recreational Ordinance and the Planning Commission needed to decide if a parking lot is required or if the planning commission is requesting one.

Permit Officer Patmore presented his written report. He noted for the record that this agenda item for this meeting had been timely posted and discussed at the ZBA, however it was not noticed in the newspaper, therefore there should be no discussion other than the parking issue. Patmore felt parking was a requirement, however since this piece of property covers three different jurisdictions, parking could be located in one of the other jurisdictions.

Tim Green spoke on behalf of the applicant and stated if the planning commission does not require a parking lot then they would prefer to withdraw the variance request for a parking lot. He added that TART feels they have adequate parking. The three spots they already have are rarely filled to capacity.

Commission Chairman Gregory felt that parking should be located near the residential areas where they currently have parking available. Both Park and Walton do not feel parking is an issue at this time. Jasinski would like to have data presented to determine if parking is necessary. Specifically, where do people access this trail. She noted that on Bingham Road there is typically cars parked there. Leonard Schaub stated that there is usually 3 cars parked on Shady Lane. Kiessel would like to see numbers and review again in 3-5 years. He would like to see a time table set to review the project again as other concerns could be addressed at that time also. Bunek agrees.

Gregory would like to have the Township Attorney give his opinion. He added that the commission would like to have numbers brought back next month and Jasinski and Park will review past committee minutes to see what still needs to be addressed.

#### **New Business:**

#### **Committee Formations:**

**Planner Job Description Committee:** Collins, Kiessel, Walton and Werner to come up with a job description for a planner and report back next month with their findings.

**Ordinance Committees:** Gregory and Bunek to review Article 12, Standards.

**Master Plan Committee:** The commission will hold off until January or February to form a committee.

#### **2004 Meeting Dates:**

Meeting dates were presented. Collins stated that typically the commission does not hold meetings in July. Historically it has been for the farmer. He stated August tends to be more

difficult to attend then July. Commission agreed to delete August 5, 2004 and add July 1, 2004.

**Move by Collins support by Jasinski to adopt the meeting schedule as amended.**

**Ayes: All Motion Carried.**

**Chairman Report:** No Report.

**Township Board Report:** Collins stated that there was no action on Bayview Pines at the Board level as there are still outstanding concerns. He added that the Bingham Township Board will be meeting jointly with Suttons Bay Township to discuss the Firehall Project.

**Zoning Permit Officer:** Patmore stated his new title is the Zoning Permit Officer. He presented his written report. Patmore also stated he was in receipt of a report from Inland Seas regarding the water levels, which show a decrease of 3" across the board. He also noted that chemical testing had been done with one well showing a moderate level of nitrates.

**Next Month's Agenda:**

**New Business:**

**Beeler Subdivision-Introduction**

**Election of Officers**

**Old Business:**

**Leelanau-Tart Trail**

**Committee Reports**

**Public Comment: None.**

**Meeting adjourned 8:45 p.m.. Move by Jasinski support by Park**

**All Ayes Motion Carried**

**Respectfully Submitted**

**Dorothy Petroskey**