

**BINGHAM TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
June 5, 2003**

COLLINS called the meeting to order at 7:05 p.m., at the Bingham Schoolhouse, 7171 S. Center Highway, Traverse City, MI. Members present were Ron COLLINS, Mike PARK, Don Kiessel, Marsha WALTON, and Cathy JASINSKI. Bob GREGORY arrived at 7:15 p.m... Will BUNEK absent. Staff present Dan Carlson, Gordon Hayward & Dorothy Petroskey. Others present were Ralph Vlight, Jan & Skip Mebert, Clayton and Martha Anderson, Linn Sheckler, Gerry Sheckler, Dennis and Kathy Schenck, Shirley Allison, Duane Bingle, Richard Andrews, Martin Pierman, Judith Berges, Stuart Whittaker, Doug Hill, Earline Hill, Kathy Andrews.

AGENDA APPROVAL: MOVE BY KIESEL SUPPORT BY JASINSKI TO AMEND THE AGENDA TO INCLUDE 6b, DEFINITIONS PREPARED BY MARSHA WALTON.

AYES: ALL MOTION CARRIED

APPROVAL OF THE MAY 1, 2003 MINUTES: Clerical error pointed out on Page 4 and on page 2 the year in the second paragraph should read 1994 not 1984.

MOVE BY JASINSKI SUPPORT BY PARK TO APPROVE THE MINUTES OF MAY 1, 2003 AS CORRECTED.

AYES: ALL MOTION CARRIED

PUBLIC COMMENT: None at this time.

PUBLIC HEARINGS:

1. **Non -PUD Commercial-6.7 Buffer Zone.**

No further discussion from the commission.

No Public Comment.

MOVE BY JASINSKI SUPPORT BY GREGORY TO APPROVE THE CHANGES MADE TO Section 6.7 Non PUD-Commercial Buffer Zone AS PRESENTED AND FORWARD TO THE TOWNSHIP BOARD.

AYES: ALL MOTION CARRIED

Jasinski pointed out that the language will need to go to County Planning and the Township Attorney before the Board.

MOVE BY JASINSKI SUPPORT BY COLLINS TO FORWARD SECTION 6.7 NON-PUD COMMERCIAL BUFFER ZONE LANGUAGE TO COUNTY

PLANNING AND THE TOWNSHIP ATTORNEY.

AYES: ALL MOTION CARRIED

2. Article X Cluster Housing/Open Space-Section 10.5 Design Objectives

No further discussion regarding changes made last month.
No Public Comment.

MOVE BY COLLINS SUPPORT BY PARK TO APPROVE THE LANGUAGE FOR ARTICLE X CLUSTER HOUSING/OPEN SPACE-SECTION 10.5 DESIGN OBJECTIVES AND FORWARD THIS LANGUAGE TO COUNTY PLANNING AND THE TOWNSHIP ATTORNEY FOR REVIEW.

AYES: ALL MOTION CARRIED.

2. Section 12.2.5 Procedures and Standards for Private Road and Driveway Development-Clerical Changes.

Jasinski pointed out that this Public Hearing was only to correct clerical error in the statutory cites listed in this Section of the Ordinance as presented last month.

MOVE BY KIESSEL SUPPPORT BY COLLINS TO APPROVE THE CLERICAL CHANGES MADE TO ARTICLE 12.2.5 PROCEDURES AND STANDARDS FOR PRIVATE ROAD AND DRIVEWAY DEVELOPMENT AS PRESENTED AND FORWARD THIS LANGUAGE ONTO LEELANAU COUNTY AND THE TOWNSHIP ATTORNEY FOR REVIEW.

AYES: ALL MOTION CARRIED

NEW BUSINESS:

1. Preliminary Consideration of Bay View Pine Condominiums.

Steve Patmore spoke on behalf of the applicant Wayne Kiley. Mr. Patmore stated he has been working on this project for approximately 2 years, prior to his being hired as Interim Zoning Administrator and that the Township Board had been made aware of his involvement.

Mr. Patmore offered that this property is located on the former Sanders property North of Shady Lane. HE indicated that this project does not include the waterfront on the east side. However, there is a highway easement adjacent to this property.

Mr. Kiley introduced himself and discussed his project on the Peninsula. He offered that this project included 28 site condos and he intended to have an architectural board and committee. They had also incorporated the township's proposed ordinance changes into this project.

Steve Patmore explained the proposal and indicated that there would be 4 levels to this property. He added that their goal was to keep houses off M-22 and they intended to utilize the existing road. He offered that it was up to the planning commission if a secondary access was necessary. Patmore stated that they intended to do very little clearing of trees and it would be very selective. Their intent was to place a tree every 30 feet and add a split rail fence. The open space would have passive recreational uses and they had hoped to place a gazebo by the pond.

Gordon Hayward asked several questions regarding the project regarding sewage on-site and tree trimming. He also asked about the waterfront parcel. Hayward inquired as to where they intended to have the zero lot lines. Patmore indicated that the zero lot lines would only be on one side of the lot. Hayward also asked about lighting and the applicant indicated that the entrance would be lighted.

Linn Sheckler, 681 W. Orchard Drive asked the applicant their intent for the property on the east side as far as future use? The applicant stated that they had no plans.

Richard Andrews of 5782 S.W. Bay Shore Drive asked for more explanation on the zero lot lines and tree cutting.

Earline Hill, Cummings Drive asked about price range and square footage. The applicant offered that the homes would be in the 2500 square foot range and could not at this time give a price range.

Dan Carlson asked if this project would be done in phases. The applicant stated that they would most likely sell 4-5 lots per year.

Shirley Allison, Real Estate One stated she was impressed with the applicant's project on the Peninsula and asked if there was any future plans for the waterfront. Kiley stated that there were no current plans.

Dennis Schenck asked about fencing along Sanders Road. Kiley offered that they planned a split rail fence on the south end and the east end.

Brief Commission Discussion. Gregory asked about Health Department approval. Patmore stated that he had had some soil borings done. Kiessel asked about the road bed and about the surrounding properties and their uses. Patmore stated that they would have a complete application ready for the August agenda.

6. b **Definitions**

Marsha Walton presented the commission with draft definitions for Road Stub, Secondary Road Access, Emergency Access Road, Shared Driveway Maintenance Agreement, Primary Access Road and Residential Development. Gordon Hayward suggested that the commission define front lot line as where the driveway entrance is located. He also offered that he felt that an emergency access road could create problems. Gordon offered that he had some sample language that he could provide. Marsha will make some changes to the submitted language and Cathy will look in some ordinances she has on file at work and present some language at next month's meeting.

Communications and Reports:

Chairman Report: Gregory received correspondence from Walter Weiss regarding Bayview Pines and from Barbara Coye. Both letters were read into the record.

Zoning Administrator Report: Dan Carlson submitted his written report. Dan offered that the Shugart application had been pulled after having been informed by the DEQ that holding tanks are no longer allowed and they will need to figure out how to put in a sewer system.

Dan stated that the TART trail has submitted its application to the Board of Appeals however, they were lacking the necessary copies. As soon as the additional paperwork is submitted Dan will set a date for the hearing.

Dan offered that he spoke with Brad Kaye regarding the VanSteenis project. They intend to file an application for a special land use and site plan review.

Township Board Report: Ron stated that the Board was working on the budget and there would be no increase in per diems. The Commission discussed hiring a planning consultant.

August Agenda:

**Public Hearings- Bay View Pines
 Tart Trails continued**

Preliminary Consideration:

**Van Steenis Preliminary Consideration
Shugart Parcel**

Public Comment: Duane Bingle stated he feels the planning commission should be self-liquidating and pay for itself. The planning commission should be able to pay for a part-

time planner by charging these fees to the applicant. The fees should be adjusted accordingly.

MOVE BY KIESSEL SUPPORT BY GREGORY TO ADJOURN.

AYES: ALL MOTION CARRIED

Meeting Adjourned at 10:10 p.m..

Respectfully Submitted,

Dorothy Petroskey