

Little Traverse Township Planning Commission

January 9, 2017 7:30 PM

Township Hall

Minutes

FILE COPY

Chairman Van Berlo called the meeting to order at 7:30 PM.

Roll Call: Present: Martin Van Berlo, Joe Chattaway, Tom Fairbairn, Chip Radle & Shirley Snyder

Absent: None

Also present: Bill Dohm, Randy Frykberg, Tracy Dulak & Rand Marquadt,

Agenda: A **motion** was made by Mr. Radle with support by Mr. Chataway to approve the agenda as presented. The motion was carried by unanimous voice vote. (see attachment page 4)

Minutes: A **motion** to approve the minutes of November 21, 2016 as presented was offered by Mr. Chattaway and supported by Mrs. Snyder . The motion was approved by unanimous voice vote.

Public Comment: Chairman Van Berlo opened the meeting to public comment.
There were no public comments.

Case #B-1-2017

Chairman Van Berlo presented Case #B-01-2017 as being a site plan review for Bay Pines Veterinary Clinic at 8769 M-119 for an addition to the existing veterinary clinic and add a 40'x 100' play arena.

Mr. Dohm displayed a power point visual aid of the site plan.

Mr. Frykberg presented his fact finding memo, (see attachment pages 5 & 6).

Chairman Van Berlo asked if there was any additional comment from the applicant. Tracy Dulak, (representing Bay Pines Vet. Clinic) explained that there was an additional 8' shed roof overhang for open storage that was to be added on the north side and east side of the existing structure that was not shown on the site plan. Additionally, she explained that the "play arena" might be increased by 8' in width, making it 48' x 100' and would be 20' from the North property line.

Mr. Frykberg penciled it in on the site plan and advised it would not change any of the check list requirements for site plan review.

Chairman Van Berlo commented that the project seemed pretty straight forward, then asked for Board member or staff comments.

Mr. Radle asked if additional fire suppression or emergency access to the rear yard was needed. Mr. Van Berlo advised that nothing additional was needed under the construction code. Ms. Dulak pointed out that there was vehicle access to the rear yard in the event of emergency vehicle needs.

Following Board discussion, a **Motion** was made by Mr. Chattaway to approve the site plan as presented with the addition of a roof overhang addition as explained above, and the play arena not to exceed 48' x 100'. Upon a second by Mr. Radle, the motion was unanimously carried by a roll call vote. 5 yea, 0 nay.

Case #B-02-2017

Chairman Van Berlo presented Case #B-02-2017 as a proposed Zoning Ordinance Amendment to add supplemental language addressing the new Michigan Medical Marijuana Licensing Act.

Mr. Dohm presented possible language changes supplied by Legal Council, Joel Wurster, for consideration.

Mr. Rand Marquadt presented the Board with information on the need, new regulations, and seminar information relative to Medical Marijuana. He urged the Board to keep an open mind on the subject.

Mr. Dohm explained that the Township was only going to monitor information as it develops. He indicated he would provide seminar information on the subject when it becomes available.

Mr. Frykberg advised that the language change presented in this case only clarifies our Zoning Ordinance to recognize that the ordinance does not in any way reflect approval of the New Medical Marijuana Public Act.

Upon discussion, it was decided to conduct a public hearing on the case at a subsequent meeting, and determine a recommendation to the Township Board.

Other Open Discussion for issues not on the agenda:

a. **Correspondence:** None

b. **Planning Commission Members:** Chairman Van Berlo asked if there were any comments from Planning Commission Members.
There were none.

c. **Township Board Members:** Chairman Van Berlo asked if there were any comments from Township Board members.

Mr. Dohm advised that the Governor vetoed SB 953 that would have exempted school properties from local zoning, particularly as it relates to signs and billboards.

Adjourn: There being no further business to be brought before the commission, Chairman Van Berlo adjourned the meeting at 8:30 P.M.

Date approved 2-13-17
Secretary Tom Fairbairn
Tom Fairbairn

Respectfully Submitted,
William P. Dohm,
Supervisor

LITTLE TRAVERSE TOWNSHIP

EMMET COUNTY, MICH.

Regular Meeting of the Township Planning Commission
January 9, 2017
7:30 P.M.
at
The Township Hall

AGENDA

1. Call to Order.
2. Roll Call: Martin Van Berlo, Joseph Chattaway, Chip Radle, Tom Fairbairn, Shirley Snyder
3. Approve the agenda.
4. Approve the Minutes of November 21, 2016.
5. Public Comment.
6. Case #B-1-2017
Site Plan Review for Bay Pines Veterinary Clinic for an addition to the existing veterinary clinic and add a new 40' x 100' play arena.
7. Case #B-2-2017
Discuss a proposed Zoning Ordinance amendment to add supplemental language addressing the new Michigan Medical Marihuana Licensing Act.
8. Open Discussion for issues not on the agenda.
 - a. Correspondence:
 - b. Planning Commission Members
 - c. Township Board Members
9. Adjourn.

(Note - If a Board member is not able to attend this meeting, please call the office, 526-0351)

MEMORANDUM

TO: Little Traverse Township Planning Commission
FROM: Randy Frykberg, PhD
DATE: 1-3-17
SUBJECT: Case #B-1-17 Site Plan Review for Bay Pines Veterinary Clinic expansion at 8769 M-119 (ID# 24-08-16-15-400-010).
For 1-9-17 PC meeting.

REQUEST

Bay Pines Veterinary Clinic has requested permission to add a 4000 square foot indoor "play arena" behind the existing clinic building and also to construct three new additions on the existing building. The addition on the front (west side) of the building would be 878 square feet. The two additions on the rear of the building would be 334 square feet and 396 square feet.

The Bay Pine Veterinary Clinic began operations on this site in 1977. Building expansions were approved by the Planning Commission (previously known as Zoning Board) in 1987 and also in 2000.

A Site Plan Review is required.

GENERAL FACTS

1. The 4.8 acre parcel is 330' X 660' (217,800 square feet).
2. The property is zoned B-2 General Business.
3. Setbacks:

	<u>Required</u>	<u>Actual with Additions</u>
Front	25'	86'
Sides	5'	28' north, 144' south (no change)
Rear	20'	274'
4. The proposed addition on the NW corner of the building will be 878 sf.
5. Two additions are proposed on the east side of the building, one at 396 sf and the other at 334 sf.
6. The proposed 40' X 100' structure to the east of the existing veterinary clinic will be used for dog training and as a "play" arena.
7. The proposed new structure will have 4 wall mounted, shielded outdoor lights aimed to the ground.
8. 23 Parking spaces are required. The proposal provides for 27 parking spaces, including 2 barrier free.
9. Ample space for snow storage is shown on the plans.
10. Refuse is stored in containers kept in the garage.
11. The facility is served by on-site well and septic.

B-1-17 Bay Pines Veterinary Clinic proposed expansion

FINDINGS:

1. The proposed project requires a Site Plan Review.
2. The graphic requirements for site plans are met, the checklist is complete, and the impact statement meets the requirements of Section 1508 (Site Plan Review).
3. **Standards for Site Plan Review** (Section 1508 sub 4.):
 - a) *The location and design of driveways and entrance feature with respect to vehicular and pedestrian traffic. O.K. – No change.*
 - b) *The traffic circulation plan and off-street parking lots with respect to public safety, on site uses, and adjacent properties. O.K. No change to general traffic flow, parking and walkways except for a new walkway at the rear of the building to access the proposed paly arena.*
 - c) *Buffer Techniques, fences, wall, greenbelts, and landscaping may be required by the Planning Commission in pursuance of the objectives of this section and/or as a condition of the establishment of the proposed use. O.K. Minimal Change.*

SUMMARY

This proposed project appears to meet all the Township zoning requirements. Unless information to the contrary is presented at the meeting, approval seems appropriate.

RandyMy Documents\LTT PC\Case #B -1-17 Bay Pines Vet Clinic\1-9-17.doc