

DATE POSTED: February 11, 2020

AGENDA
LONG LAKE TOWNSHIP PLANNING COMMISSION
LONG LAKE TOWNSHIP HALL
8870 NORTH LONG LAKE ROAD
TRAVERSE CITY, MI 49685
STUDY SESSION

TUESDAY, FEBRUARY 18, 2020

1. CALL TO ORDER – 6:00 P.M.
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES – January 21, 2020 Study Session
5. BRIEF PUBLIC COMMENT (Any person may speak for up to 3 minutes.)
6. STUDY SESSION TOPICS
 - A. MASTER PLAN UPDATES – SURVEY AND GOAL STATEMENTS
 - B. WETLANDS REGULATIONS DISCUSSION
7. ADJOURNMENT

IF YOU ARE PLANNING TO ATTEND THE PUBLIC MEETING AND REQUIRE REASONABLE SPECIAL ASSISTANCE, PLEASE CONTACT CAROL HOFFMAN, TOWNSHIP CLERK AT (231)946-2249, (T.D.D. 800-649-3777) AT LEAST TWO DAYS PRIOR TO THE SCHEDULED MEETING DATE.

PUBLIC COMMENT/INPUT POLICY

Any person shall be permitted to address a meeting of the Long Lake Township Planning Commission which is required to be open to the public under the provisions of the Michigan Open Meetings Act, as amended. (MCLA 15.261, et. seq.) Public comment shall be carried out in accordance with the following Commission Rules & Procedures:

Any person may speak for up to 3 minutes during the public comment portion of the meeting. Groups of +10 have the option of selecting a spokesperson, who may speak for up to 15 minutes. Any person may make a video or audio recording of the meeting. Standing equipment, cords, or portable microphones must be located to the right side of the meeting room for safety and so as not to block audience view.

MINUTES
LONG LAKE TOWNSHIP PLANNING COMMISSION
LONG LAKE TOWNSHIP HALL
8870 NORTH LONG LAKE ROAD
TRAVERSE CITY, MI 49685
STUDY SESSION

TUESDAY, JANUARY 21, 2020

1. CALL TO ORDER – Craves called the meeting to order at 6:00 p.m.
2. ROLL CALL: Board members present were Doren, Wiand, Figura, Verschaeve, Craves, Witkop and Mehney. Also present were Leslie Sickterman, Township Planner and Kim Smith, Township Zoning Administrator. One member of the public was present.
3. APPROVAL OF AGENDA: Motion by Doren and supported by Witkop to approve the agenda as presented. Carried.
4. BRIEF PUBLIC COMMENT (Any person may speak for up to 3 minutes.): None
5. STUDY SESSION TOPICS

- A. MASTER PLAN UPDATES – NATURAL RESOURCES AND THE ENVIRONMENT:
Leslie gave the Commissioners some background as to why it was felt that the Master Plan, and this area in particular, needed some review and updating. The Planning and Zoning Department are fielding many calls and issues in regards to development in the Township and how these proposed developments or projects impact the natural resources and environment of the Township.

Areas of concern were discussed, ie. bulldozing of all topography and removal of vegetation, waterfront hardscaping (decks, patios, outdoor kitchen, etc.), terracing of land within the waterside setback, wetlands, etc.

Doren mentioned that as we look at the Master Plan the Commissioners may want to address dark sky as well.

The Commissioners determined that they would like to look at the entire Master Plan, starting with the Natural Resources and Environment area. The Commissioners agreed that they would like to hold additional study sessions, preferably on the third Tuesday of the month.

WETLANDS REGULATIONS DISCUSSION WITH MAUREEN TEMPLETON
(BEGIN AT 6:30): Maureen Templeton, who in the past served as a Township

Board Member, Planning Commission member, and many years as the Grand Traverse County Drain Commissioner gave a brief presentation on the history of County Agencies and the regulation of wetlands. She stated that normally the Soil Erosion Department is the first agency on a site. If they feel that there may be a wetland issue they would then contact Environment, Great Lakes and Energy (EGLE/MDEQ) Department. She informed the Commissioners that the State's regulated wetlands are five acres and above. She stated she did not know how the Soil Erosion Department handles the smaller pockets of unregulated wetlands that are found in Long Lake Township.

The areas of most concern in regards to wetlands were discussed. She stated that the filling of small pockets of unregulated wetlands in Long Lake Township would have an impact and were of concern. She told the Commissioners that in many wetland areas there can be found a low lying area in which you can find, in the springtime, moving water from one wetland area to another. Those areas were of a particular concern to her as well.

The Commissioners would Leslie to contact the Soil Erosion Department and see how they handle wetland issues in Long Lake Township. They would also like her to try to come up with a wetland map that is more parcel specific in Long Lake Township.

6. ADJOURNMENT: Craves adjourned the meeting at 7:48 p.m.

TIM FIGURA, SECRETARY
LONG LAKE TOWNSHIP PLANNING COMMISSION

KIM SMITH, ACTING RECORDING SECRETARY
LONG LAKE TOWNSHIP PLANNING COMMISSION

NOTE: THESE MINUTES ARE SUBJECT TO AMENDMENT AND/OR CORRECTION PRIOR TO THEIR ADOPTION.

MEMORANDUM

LONG LAKE TOWNSHIP PLANNING DEPARTMENT

TO: Long Lake Township Planning Commission

FROM: Leslie Sickterman, Township Planner

DATE: February 14, 2020

RE: Study Session Topics

MASTER PLAN

Survey: I have begun preparation of an opinion survey to gain public input for the Master Plan update. You can access it through this link:

<https://s.surveypplanet.com/OrKADEuj>.

Keep in mind that this is a draft and it has not been distributed yet. A copy of the draft survey is also attached.

Goals: The goal statements from the 2005 Master Plan are reproduced below. I would like to review to assess if these are still relevant. Of course, after more public input and analysis is completed, these may continue to change.

WETLAND REGULATIONS

I would like to review the wetland regulation options once more:

1. No change
2. Locally regulate wetlands not under state regulations (outside of zoning ordinance)
3. Work informally with the Soil Erosion office/EGLE to ensure that wetlands are not impacted during construction.
4. Require a wetland buffer under the zoning ordinance.
5. Reevaluate after Master Plan is complete

WOODLANDS AND NATURAL AREAS

- Goal 1.** Large and interconnected areas of healthy and viable woodlands will cover at least 8,600 acres in the Township.
- Goal 2.** In addition to areas permanently preserved in State forest lands, conservancies and public ownership, privately-owned woodland areas will be conserved through careful forest management and innovative development techniques that enable an economic use of the land while preserving key features.
- Goal 3.** With the exception of State highways and some key primary roads, most roadways in the Township will be rural in character with key views to water and woodlands and/or overlook viewsheds preserved.

FARMING AND FARMLAND

- Goal 4** Farming and farmland will remain an important part of the Township's landscape with field crop, livestock and timber operations, niche-based crops, hobby and agri-tourism operations as well as equestrian developments that incorporate open lands and farming practices that are compatible with the expanding residential character of the Township.

WATER QUALITY AND LAKEFRONT LIVING

- Goal 5** All the lakes in Long Lake Township will be characterized by clean water and healthy habitat for native plants and animals while serving as sustainable resources for human recreation and use.

VILLAGE CENTERS

- Goal 6** Long Lake Township will include two small and confined village centers characterized by retail, service and civic uses intended to serve the residents of the immediate vicinity and higher density residential uses all attractively designed to fit the Township's rural character and formed in safe, walkable and inviting communities.

TRAFFIC AND TRANSPORTATION

- Goal 7** All modes of travel will proceed through and within the Township safely and at reasonable speeds along safe and attractive roadways dispersed through the community offering multiple routes between and among destinations.
- Goal 8** Pedestrian and non-motorized pathways and trails will connect neighborhoods and village centers, and recreational trails will provide residents and visitors with safe, inviting and non-intrusive pathways to enjoy the community's natural areas.

UTILITIES AND PUBLIC SERVICES

- Goal 9** Water and wastewater systems will be developed in those portions of the Township currently developed or planned for higher density residential, commercial and village center uses.

Goal 10 The Township will work with public safety agencies throughout the region to provide rapid and competent response to emergencies.

Goal 11 The Township will provide year-round recreational facilities and services to foster healthy lifestyles and strengthen neighborhoods.

GOVERNANCE AND REGIONAL COOPERATION

Goal 12 Long Lake Township will take a leadership role in fostering frequent and thoughtful communication both within the Township and between neighboring communities for the benefit of the entire region. This will include continued support for the County planning function and County Master Plan.

NEIGHBORHOODS AND SENSE OF COMMUNITY

Goal 13 Neighborhoods in Long Lake Township will include housing for the entire spectrum of our community arranged in walkable patterns and incorporating civic spaces for social interaction.

Goal 14 The culture of the Township will be defined by a positive and participatory spirit that recognizes the value of community and provides strong support for local schools, institutions and events.

ECONOMIC DEVELOPMENT AND TAX BASE

Goal 15 Businesses in the Township will be clean and economically viable corporate citizens located in well-defined commercial areas and the village centers in support of the Comprehensive Plan goals.

Goal 16 M-72 will be characterized by sustainable light industrial growth which is integrated into the area's natural features, aesthetically attractive, and supported by necessary utilities.

PLANNING AND CODE ENFORCEMENT

Goal 17 The zoning standards and regulatory requirements of the Township will be clear and fair and broadly understood in the community. All such standards will be carefully structured to support the goals of the Comprehensive Plan while providing the maximum possible flexibility to permit personal choice by residents and business.

Goal 18 Long Lake Township will provide clear and complete information on local zoning and regulatory requirements to help residents to understand them as fair, appropriate and vital to the future of the community.



Master Plan

Thank you for helping Long Lake Township plan for the future. Your input is invaluable to us!

Q1 Residency Status (choose all that apply)

- I live at least part of the year in Long Lake township
- Property owner/not resident of Long Lake township
- Work in Long Lake township
- Visitor to Long Lake township
- Business owner in Long Lake township
- Other

Choose all that apply.

Q2 If you live in the township, which phrase(s) best describes your household?
(choose all that apply)

- Snowbird/seasonal
 - Retired/semi-retired in place
 - Working empty-nester(s)
 - Family with older children at home
 - Family with young children
 - Couple
 - Single professional
 - Single housemates sharing expenses
 - Single student
 - Prefer not to answer
 - Other
-

Choose all that apply.

Q9 What are some opportunities that growth presents in Long Lake Township?

- Ability to support enhanced emergency services
 - Ability to support more convenience commercial services
 - Ability to enhance ped facilities (bike lanes/pathways, etc)
 - Opportunity for development of new housing types
 - Ability to support extension of natural gas
 - Ability to support extension of public water/sewer into the Township
 - Ability to provide greater level of other public services (programs, recreation, etc.)
 - Other
-

Choose all that apply.

Q10 What are the 5 highest priorities that the township's Master Plan should focus on?

	Highest priority				Fifth highest priority
	1	2	3	4	5
Protect open spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Protect natural resources	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Protect viewsheds	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Expand housing choices	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improve pedestrian connectivity	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Growth controls	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
"Placemaking"	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Protect existing neighborhoods	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improve existing commercial areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improve traffic circulation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Q11 Commercial Services: Do you agree with the following statement?
(if no opinion, leave blank)

Long Lake Township really needs a (an):

	Strongly disagree			Strongly agree
	1	2	3	4
Grocery store	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dry cleaner/laundromat	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Coffee shop	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bank branch	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gas/service station	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fast food restaurant w/drive through	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Take out restaurant no drive through	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Doctors offices	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hotel	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Assisted living facility	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dollar store	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Auto repair shop	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mini storage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Full service restaurant	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tavern/pub	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pharmacy	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hardware store	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Q12 Commercial Services: Do you agree with the following statement?
 (if no opinion, leave blank)

Expansion of commercial services in Long Lake Township should:

	Strongly disagree		Strongly agree
	1	2 3	4
Remain limited to existing commercial areas	<input type="radio"/>	<input type="radio"/> <input type="radio"/>	<input type="radio"/>
Expand in small pockets to serve residents	<input type="radio"/>	<input type="radio"/> <input type="radio"/>	<input type="radio"/>
Be allowed anywhere when associated with a farm/agri-business	<input type="radio"/>	<input type="radio"/> <input type="radio"/>	<input type="radio"/>
Be limited to 5,000 square feet	<input type="radio"/>	<input type="radio"/> <input type="radio"/>	<input type="radio"/>
Be of a size needed to serve its purpose	<input type="radio"/>	<input type="radio"/> <input type="radio"/>	<input type="radio"/>
Look like a house	<input type="radio"/>	<input type="radio"/> <input type="radio"/>	<input type="radio"/>
Be of a size/style appropriate to its location	<input type="radio"/>	<input type="radio"/> <input type="radio"/>	<input type="radio"/>
Cater to foot traffic/bikes	<input type="radio"/>	<input type="radio"/> <input type="radio"/>	<input type="radio"/>
Cater to nearby residents	<input type="radio"/>	<input type="radio"/> <input type="radio"/>	<input type="radio"/>
Cater to passing traffic	<input type="radio"/>	<input type="radio"/> <input type="radio"/>	<input type="radio"/>
Be a destination	<input type="radio"/>	<input type="radio"/> <input type="radio"/>	<input type="radio"/>

Q13 Industrial & Heavy Commercial: Do you agree with the following statement? (if no opinion, leave blank)

Most of the industrial and heavy commercial businesses in Long Lake Township are located along the M-72 corridor. This area should:

	Strongly disagree			Strongly agree
	1	2	3	4
Be primarily warehouse/storage facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Be primarily contractor facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Be primarily tech/office/light manufacturing/	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Include services like a gas station/convenience store	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Be any use as long as it looks good	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Have manicured landscaping along M-72	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Be required to have paved parking lots	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Not be allowed any outdoor storage of materials/equipment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Be allowed outdoor storage if out of sight and well maintained	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Q14 Lakefront Housing: Do you agree with the following statement? (if no opinion, leave blank)

New lakefront homes in the township should be:

	Strongly disagree		Strongly agree
	1	2 3	4
Primarily single family homes	<input type="radio"/>	<input type="radio"/> <input type="radio"/>	<input type="radio"/>
Small footprint free standing homes	<input type="radio"/>	<input type="radio"/> <input type="radio"/>	<input type="radio"/>
Tiny homes, in appropriate locations	<input type="radio"/>	<input type="radio"/> <input type="radio"/>	<input type="radio"/>
Mixed two-family, single family homes	<input type="radio"/>	<input type="radio"/> <input type="radio"/>	<input type="radio"/>
Allowed to include accessory dwellings (granny flats)	<input type="radio"/>	<input type="radio"/> <input type="radio"/>	<input type="radio"/>
Restricted in size so it fits into its existing neighborhood	<input type="radio"/>	<input type="radio"/> <input type="radio"/>	<input type="radio"/>
Not designed as a vacation rental home (with several suites)	<input type="radio"/>	<input type="radio"/> <input type="radio"/>	<input type="radio"/>

Q15 General Housing: Do you agree with the following statement? (if no opinion, leave blank)

New homes in the township should be:

	Strongly disagree			Strongly agree
	1	2	3	4
Primarily single family homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Small footprint/higher density/clustered free standing homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tiny homes, in appropriate locations	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mixed two-family, single family homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Multiple family developments in appropriate locations	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Allowed to include accessory dwellings (granny flats)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
In developments designed to protect fragile natural features	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
In isolated subdivisions/developments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Primarily on large tracts of land not in a development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Within developments with sidewalks and shared amenities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
In new development integrated and connected to existing neighborhoods	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Restricted in size so it fits into its existing neighborhood	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Q16 Public Facilities: Do you agree with the following statement?

(if not sure or no opinion, leave blank)

Long Lake Township really needs:

	Strongly disagree			Strongly agree
	1	2	3	4
More playgrounds	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More parkland	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A community center	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A teen activity center	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More trails/bikepaths	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More ball/soccer fields	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A larger cemetery	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
An outdoor public event location	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A farmers market	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Unimproved protected lands	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Expanded fire/ambulance services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



Thanks for taking this survey!