

DATE POSTED: March 12, 2021

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

TUESDAY, MARCH 16, 2021

NOTE: THIS WILL BE AN IN-PERSON MEETING WITH NO VIRTUAL ACCESS. COMMISSIONER TRISH MEHNEY WILL BE ATTENDING THIS IN-PERSON MEETING REMOTELY. PER TOWNSHIP RESOLUTION 11-20/21-5 HER CONTACT INFORMATION IS BEING PROVIDED AS FOLLOWS: EMAIL IS treasurer@longlaketownship.com AND PHONE NUMBER IS 231-534-4279.

1. CALL TO ORDER – 6:00P.M.
2. ROLL CALL
3. APPROVAL OF AGENDA
4. BRIEF PUBLIC COMMENT (Any person may speak for up to 3 minutes.)
5. STUDY SESSION TOPICS
 - A. MASTER PLAN UPDATES
6. 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.

WOODLANDS AND NATURAL AREAS

Goal 1. Large and interconnected areas of healthy and viable woodlands will cover substantial areas of the Township.

OBJECTIVES:

- a. Update the 2005 Natural Features Inventory and adopt as a portion of the Master Plan.
- b. Develop, promulgate and implement regulations for trail connections between woodland areas, where possible.
- c. Develop and implement programs to increase forest cover within developing areas of the Township.
- d. Revise site plan review and development standards in the zoning ordinance as necessary to better protect significant woodlands.
- e. Identify parcels of land that contain high quality woodlands for preservation.
- f. Work with Township Forester to monitor Township properties for invasive species impacting woodlands.

Goal 2. In addition to areas permanently preserved in State forest lands, conservancies and public ownership, privately-owned woodland areas will be conserved through innovative development techniques that enable an economic use of the land while preserving key features.

OBJECTIVES

- a. Evaluate lot dimensional standards and revise the Zoning Ordinance as necessary to permit and incentivize conservation development.
- b. Develop a Woodland Ordinance or Tree Replacement regulations
- c. Develop an invasive species public educational strategy.
- d. Incorporate regulations and standards for grading permits in the zoning ordinance to preserve slopes, retain existing grades where possible, and protect shorelines and existing tree stands.*
- f. Develop a green infrastructure plan and related greenway preservation regulations.

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.

OBJECTIVES

- a. Develop standards for viewshed protection through overlay zoning to protect significant viewsheds that have been identified in the Natural Features Inventory.
- b. Coordinate with the Road Commission to protect and enhance significant views and overlooks when new improvement projects are being planned.
- c. Identify potential locations to establish mini overlook parks.

Goal 4. Enhance roadside corridors for the enjoyment of the public, to reinforce the Township's focus on natural environments, and to add to the ecological diversity in the Township.

OBJECTIVES

- a. Develop a roadside wildflower program to encourage plantings on private properties to enhance views, provide habitat, and pollinator protection.

- b. Revisit Roadside Tree Planting Plan to determine if future phases of roadside tree planting on private or public lands is viable.
- c. Evaluate zoning regulations to encourage deep setbacks from primary roads for large scale developments.

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 with the goals of preserving farmland for future use, securing local food sources, and to help make agricultural pursuits economically viable and sustainable.

OBJECTIVES

- a. Map farmland characteristics of the Township to identify the prime agricultural lands, large holdings, and existing farms revealing concentrations of agricultural resources.
- b. Review the Zoning Ordinance and amend as necessary to liberalize standards that are demonstrated to impede farming and agriculture-related activities.
- c. Develop and implement incentive-based standards to encourage the retention of productive farming.
- d. Revise and enhance current agribusiness regulations to better address agritourism and reflect all potential uses.
- e. Update zoning regulations to discourage conventional subdivisions by revising the Agricultural Conservation Development Option for properties in the Agricultural district.
- f. Coordinate with adjacent communities regarding cooperative zoning and planning for special agribusiness corridors
- g. Promote agricultural production by supporting agribusiness incubators (such as the Long Lake Culinary Campus)
- h. Seek partners and funding to develop a public/private farmer's market.
- i. Update the planned areas for agricultural land uses.

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.

OBJECTIVES

- a. Identify key natural areas that are or may be threatened by a lack of water or wastewater services.
- b. Develop and implement a program of operational and maintenance standards for private septic systems.
- c. Develop and implement a program to inform and educate citizens on water quality implications of various land uses.
- d. Develop and disseminate local information and education programs on responsible recreational use of lakes.
- e. Establish regulatory approaches that recognize and correspond to the differing characteristics of the various lakes in the community.
- f. **Revise shoreline buffer zoning regulations to reconsider pervious surfaces, vegetation removal.**
- g. **Conduct a shoreline survey to determine where shoreline degradation has occurred and its extent and character.**
- h. **Update Short Term Rental regulations to require regular inspections of septic systems for short term rentals.**
- i. **Incorporate regulations and standards for grading permits in the zoning ordinance to preserve slopes, retain existing grades where possible, and protect shorelines and existing tree stands.***

VILLAGE CENTERS

Goal 6 Long Lake Township will include **three** 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.

OBJECTIVES

- a. Develop **and maintain** sub-area plans to define village center areas in the vicinity of (1) Strait and N. Long Lake Roads; and (2) North Long Lake and West Long Lake Roads, **and (3) the Hamlet district near North Long Lake and Church Roads** and the general land uses and circulation patterns desired, **including vehicle and pedestrian circulation**.
- b. Develop public and private water and wastewater utility policies and implementation mechanisms that support and encourage higher density and intensity uses confined to village center areas.
- c. Amend the Zoning Ordinance to establish village overlay or other zoning standards to include design, landscaping and land use standards that encourage compact and mixed use village center areas including appropriate neighborhood commercial and service uses, public uses and residential uses. **These regulations should establish building sizes and scales**

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.

OBJECTIVES

- a. Strengthen site plan and subdivision standards to assure that as growth occurs in the community there will be a balance between the requirements of vehicular travel and community desires for a safe and aesthetic environment. Such standards will include requirements for access management, interconnectivity and shared parking, among other provisions.
- b. Continue and strengthen positive ties to the Grand Traverse County Road Commission and MDOT to assure that the needs of the community are addressed in regional transportation decisions.
- c. Develop and implement access control regulations along such primary roadways as North Long Lake Road, Cedar Run Road, Secor Road, and others.
- d. Complete a long-term roadway plan to provide convenient alternative connections between and among areas planned for growth.
- e. Design the plans for the Village centers and other significant land uses in the Township to encourage use of public transportation.
- f. Develop a means of promoting connections between neighborhoods that can be replicated throughout the Township.
- g. Work with the Road Commission to study high conflict intersections, including Strait/North Long Lake Roads, Barney/Gray Roads and identify mitigation measures and a means to implement them.
- h. Explore revisions to the Private Road Ordinance to better provide for long term maintenance, high level of design, and anticipate the possible takeover of private roads by a public road agency.
- i. Create educational documents to explain to the public the importance of road connectivity and complete road systems in creating robust networks and dispersing traffic loads.
- j. Address road connection issues in regards to public and private road stubs and providing for future connections between and among public and private roads.
- k. Revise Township regulations and develop policies in accordance with public road agencies to address road issues in conjunction with new development in the Township. This may include the requirement for submittal of traffic studies or the requirement develop public roads in certain circumstances.

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 **consistent with Complete Streets practices.**

OBJECTIVES

- a. In conjunction with the Recreation Committee, develop a Township-wide trail route plan incorporating a broad range of non-motorized trail connections between neighborhoods, village centers, public lands and facilities, within emerging neighborhoods, **and in coordination with other regional trail systems**, and with the Shore-to-Shore trail.
- b. Identify those potential trail segments that may be appropriate for snowmobile or other motorized recreational uses and prepare standards to minimize conflicts with other uses.

- c. Revise zoning standards to require sidewalks in high density and moderate density residential developments, and to encourage sidewalks or other trails within other residential developments where appropriate.
- d. Work with the Road Commission to plan for, construct, and maintain road sharing for all transportation modes with extended paved shoulders and linear paved trails within the road right of way.
- e. Expand opportunities for biking and walking to enhance the health and sustainability of the Township's population and environment.

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.

OBJECTIVES

- a. Identify key natural areas that are or may be threatened by a lack of water or wastewater services. (Duplicate of 5, a)
- b. Prepare a preliminary Township utility feasibility plan to identify key areas of the community that will require water and wastewater services and recommend feasible financing approaches for implementation. Recognizing that there may be different strategies to serve different areas of the Township where public water or sewer is warranted (i.e., small distinct public or even private system to serve an area with a high water table and failing systems; expansion of public systems in neighboring jurisdictions to serve high density areas; new or expansion of existing water systems to focus on areas with current and anticipated high levels of development to provide for safe drinking water and better fire suppression, etc.)
- c. Work with utility companies and property owners to better plan for the expansion of natural gas to key areas of the Township where higher densities and commercial uses are prevalent or are planned.
- d. Revise zoning regulations to regulate the locations and design of high voltage transfer stations and substations to the extent allowable.

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

OBJECTIVES

- a. Work with the County Sheriff's Department to expand lake patrol services to control unsafe and unwanted boating behavior.
- b. Develop clear and consistent standards for fire safety throughout all ordinances and in coordination with County agencies where appropriate.
- c. Township to appoint in-house Fire Code enforcement personnel.
- d. Work with County Sheriff or other appropriate agency to coordinate enforcement of county-wide ordinances such as Fireworks, Parking, Noise, and Animal Control.

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

- a. Maintain on-going coordination between the Planning Commission, the Recreation Committee, the Grand Traverse County Recreation Department and Traverse City Area Public Schools to plan for and implement recreation programs and facilities.
- b. Review and expand subdivision and site condominium ordinances to incorporate standards for such common facilities as parks, play areas and community buildings intended to encourage interaction among neighbors and strengthen the sense of community.

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.

OBJECTIVES

- a. Implement a dialog with surrounding communities to explore joint planning activities on an issue-by issue basis or to develop a combined approach to planning and zoning.
- b. Sponsor community issues forums within the west Grand Traverse area to foster and expand community dialog on key issues.

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.

OBJECTIVES

- a. Identify impediments to the location housing to serve elderly residents and develop mechanisms to encourage facilities that allow aging residents to remain in the community.
- b. Review and expand subdivision and site condominium ordinances to incorporate standards for such common facilities as parks, play areas and community buildings intended to encourage interaction among neighbors and strengthen the sense of community. (Duplicate of 11, b)
- c. Update regulations to allow for greater densities on existing residential properties in locations where appropriate and in districts where it is supported by the community and available infrastructure. This may be achieved through allowing accessory dwelling units, guest houses, or by similar means.
- d. Update multiple family development standards to require adequate pedestrian facilities, setbacks from parking areas, landscaping, and other design elements to raise the quality of living for residents.
- e. Continue to update the Short Term Rental program to protect year round residents and the community from the negative impacts of transient populations. Create flexible systems that can react as the market and regulatory landscape surrounding vacation rentals continues to evolve.
- f. Update zoning regulations to better define and regulate single family dwellings as it pertains to second kitchens and guest suites.

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.

OBJECTIVES

- a. Complete an analysis of the formation of a community foundation with the purpose of encouraging and strengthening social networks and support for recreation, community events and open space preservation.
- b. If a community foundation proves feasible, establish a steering committee to implement it, beginning with the formation of a charter and establishment with Section 501(c)(3) tax-exempt status.

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.

OBJECTIVES

- a. Develop sub-area plans to define village center areas in the vicinity of (1) Strait and N. Long Lake Roads; (2) North Long Lake and West Long Lake Roads, and the general land uses and circulation patterns desired. (Duplicate of Objective 6, a)
- b. Prepare a preliminary Township utility feasibility plan to identify key areas of the community that will require water and wastewater services and recommend feasible financing approaches for implementation. (Duplicate of Objective 5, b)
- c. Strengthen ties with the Traverse Bay Area Economic Development Corporation and similar organizations to provide outreach to attract business investment to the M-72 corridor and within the proposed village centers.
- d. Amend the Zoning Ordinance to establish commercial and industrial site development standards to promote high-quality development that enhances the aesthetic character of the Township while promoting appropriate economic growth.

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.

OBJECTIVES

- a. Work with the property owners along M-72 and in Solon Township to establish land use and property maintenance standards that help to enhance investment opportunities and property values in the area.
- b. Maintain a high level of code enforcement and administrative follow through with land use approvals and related conditions.*

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.

OBJECTIVES

- a. Complete the review and update of the Township Zoning Ordinance to conform with the revised Comprehensive Plan and with modern planning and zoning practice.
- b. Develop and implement a program of community education on key land use issues facing the Township.
- c. Analyze the Zoning Ordinance for opportunities to offer incentives in exchange for land use and development activities that exceed minimum requirements.
- d. **Maintain a high level of code enforcement and administrative follow through with land use approvals and related conditions.***

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.

OBJECTIVES

- a. Continue and expand the Township's efforts to present a balanced perspective on planning and zoning issues and concerns through the Township Newsletter and website.
- b. Work with TCAPS to provide curriculum and on-site learning opportunities to students intended to foster better understanding of land use and planning issues and concerns.