

DATE POSTED: MARCH 19, 2021

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

TUESDAY, MARCH 23, 2021

PLEASE TAKE NOTE – THIS MEETING WILL BE HELD IN PERSON BUT ANY MEMBER OR PUBLIC MAY JOIN VIRTUALLY IN COMPLIANCE WITH MICHIGAN PUBLIC ACT 228 OF 2020 AND LONG LAKE TOWNSHIP RESOLUTION NUMBER 11-2/21-5
CONTACT INFORMATION FOR ALL PLANNING COMMISSION MEMBERS IS PROVIDED BELOW IN CONFORMANCE WITH THE TOWNSHIP RESOLUTION.

RICK CRAVES (CHAIR) rmcraves@charter.net 231.313.0957

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DENNIS WIAND dennis@zerogravityaerial.com 248.613.1044

TRISH MEHNEY (TWP BOARD REP) treasurer@longlaketownship.com 231.946.2249

SAFETY PROTOCOLS INCLUDING REQUIRED FACE COVERINGS WILL BE STRICTLY ENFORCED FOR ANYONE ATTEND IN PERSON.

JOIN THE MEETING THROUGH THE LINK ON THE TOWNSHIP'S HOMEPAGE

www.longlaketownship.com

OR YOU MAY JOIN BY PHONE +1-408-418-9388 US TOLL
MEETING NUMBER: 132 944 9022 PASSWORD: 76227264

1. CALL TO ORDER – 6:00 P.M.
2. ROLL CALL
3. APPROVAL OF AGENDA
4. CONFLICT OF INTEREST STATEMENT (Declare and cite agenda item.)
5. APPROVAL OF MINUTES:
 - A. FEBRUARY 23, 2021 (regular meeting)
 - B. MARCH 16, 2021 (study session)
6. BRIEF PUBLIC COMMENT (Any person may speak for up to 3 minutes.)

AGENDA
LONG LAKE TOWNSHIP PLANNING COMMISSION
TUESDAY, MARCH 23, 2021

7. PUBLIC HEARINGS: NONE
8. NEW BUSINESS: NON
9. OLD BUSINESS:
 - A. MASTER PLAN DISCUSSIONS
10. PUBLIC COMMENT (Any person may speak for up to 3 minutes)
11. CORRESPONDENCE
12. REPORTS
 - A. PLANNER
 - B. ZONING ADMINISTRATOR
 - C. TOWNSHIP BOARD REPRESENTATIVE
 - D. ZONING BOARD OF APPEALS REPRESENTATIVE
13. COMMISSIONERS COMMENTS
14. 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
HELD VIA WEBEX

TUESDAY, FEBRUARY 23, 2021

1. CALL TO ORDER: By Chair Craves at 6:00 pm.
2. ROLL CALL: Board members present were Craves, Verschaeve, Doren, Wiand, Figura and Mehney. Witkop was absent and excused. Also present were Leslie Sickterman, Township Planner, Kim Smith, Zoning Administrator and Ronda Robinson, Recording Secretary.
3. APPROVAL OF AGENDA: Motion by Verschaeve and support by Mehney to approve the Agenda, as amended. New Business moved to item #7 and Public Hearing will be item #8. Carried.
4. CONFLICT OF INTEREST: None.
5. APPROVAL OF MINUTES:

Motion by Verschaeve and support by Doren to approve the Minutes of the meeting held on January 19, 2021. Carried.

Motion by Doren and support by Verschaeve to approve the Minutes of the meeting held on January 26, 2021. Carried.

Motion by Figura and support by Verschaeve to approve the Minutes of the meeting held on February 16, 2021. Carried.
6. BRIEF PUBLIC COMMENT: None.
7. NEW BUSINESS:

A. SPR 02-21-03 – SITE PLAN REVIEW REQUEST SUBMITTED BY APPLICANT THREE ROOTS INVESTMENTS LLC FOR THE EXPANSION OF A MULTI- TENANT COMMERCIAL FACILITY. PARCEL IS ADDRESSED AS 5110 EAST TRAVERSE HIGHWAY, PARCEL IDENTIFICATION NUMBER 28-08-003-004-30 IN SECTION 3 OF LONG LAKE TOWNSHIP.

Sickterman explained that this business is a long-established commercial property behind the Hayloft. It currently has four tenant spaces, in three buildings, on 4.5 acres. The proposal is to add a 4800 square foot building to house two more tenant spaces, expand the parking lot by seven parking spaces and construct a 720 square foot accessory building for personal use. She recommends approval with the four conditions listed below:

1. Subject to final approval by the Township's engineer. No land use permits will be issued until all requested documentation is provided to the engineer and he has given final approval.
2. The uses for these tenant spaces will be for contractors with no outdoor storage. Any alternative uses may require Planning Commission approval.
3. Each new tenant will be required to contact the Township's Zoning Administrator prior to occupancy to determine that there is conformance with this approval, that any hazardous materials associated with the use will be properly contained, and that parking needs for the tenant will not exceed parking available on the site.
4. Applicant to update all current tenant information with the Township Zoning Administrator.

Doren asked why staff would need to know who each unit was leased to. Sickterman stated that they need to know if the use requires a Conditional Land Use permit and also incase staff needs to contact the tenant.

Verschaeve asked if the property is at capacity; is there any density limit. Sickterman said that if the total square footage of structures were over 20,000 square feet a Conditional Land Use permit would be required.

Motion by Doren and support by Mehney to approve SPR 02-21-03 as submitted for an expansion of the multi-tenant commercial facility subject to the four conditions recommended by the Planner. Carried 6-0.

8. PUBLIC HEARING:

A. CLU 02-21-01 – A REQUEST BY OWNER/APPLICANT SAMANTHA FALL TO ADD A SMALL EVENT VENUE, OVERNIGHT AGRICULTURAL TOURIST GUEST ACCOMMODATIONS, AND ELDERBERRY WINE/MEAD/CIDER SALES AND TASTINGS IN CONJUNCTION WITH A PREVIOUSLY APPROVED AGRIBUSINESS. PARCEL NUMBER IS 28-08-004-001-40, PROPERTY ADDRESSED AS 4702 E TRAVERSE HWY.

1) REVIEW AND RECOMMENDATION BY PLANNER: Sickterman explained that this request is for a 13-acre parcel along 72, in the Agribusiness Overlay District. A year ago, the Planning Commission approve an Agribusiness site plan for this parcel. All adjacent properties are large parcels. The applicant is requesting approval of the following uses, which all require a conditional use review.

1. A small event venue (up to 100 attendees) for indoor or outdoor parties, weddings, and similar events.
2. Overnight guest accommodations in a 672 square foot unit on the second floor of the proposed farm market building. The applicant has noted that the overnight accommodations are anticipated to be only when events are not planned for the event venue.

3. An elderberry mead/wine/cider tasting room and sales. The mead/cider/wine will be using the applicant's produce but will be made by others under this proposal.

Larry Vanderburg, 4914 E Traverse Hwy, has concerns with noise, firepits, parties, the size of the parking lot, and the placement of the driveway on the east side of the property.

Angela Mattson, 5869 Tilton Road, is whole heartedly in favor of the proposal. They have a buffer property between them and the proposed business. They have already had their questions answered by the applicant. She believes the use is better than some other options for the property and it will be attractive to the area. She likes the plan as proposed.

Joan Longton, 3590 Brayton Lane, knows that businesses help support the tax base but rules need to be in forced from the beginning. She hopes the Board takes enough time with this proposed plan to make sure they are covering everything, to be as safe as possible.

Barb Vanderburg, 4914 E Traverse Hwy, believes the request for overnight guests is going to cause problems similar to the problems with Short Term Rentals. She wants to see more fine tuning of the farm venue. She wants to know how the farm will meet the 50% rule. Also, if the hours of operation can be restricted to 11:00 pm if the Liquor License is good until 2 am. Other concerns are the noise, traffic and the location of the driveway.

Staff recommends Approval of CLU 02-21-01 overnight tourist accommodations component in conjunction with the approved agribusiness for applicant Samantha Fall for 7402 East Traverse Highway, with the following conditions;

1. Rental unit to be located in the upper story of the farm market building.
2. Occupancy will be up to a maximum of 4 guests, or the number of guests as approved by the Grand Traverse County Health Department, whichever is less.
3. Rental duration will be no shorter than 2 nights and no longer than 7 nights.
4. No Short-Term Rental Certificate will be required for this unit.
5. Rentals of this unit will not be concurrent with any events at the event venue component use.
6. Unit shall not exceed 700 square feet of finished living space.
7. Approval of all other outside affected agencies.

Staff recommends conditional use approval of CLU 02-21-01 for the proposed small event venue and cider/mead/wine tastings and sales components in conjunction with the approved agribusiness for applicant Samantha Fall for 7402 East Traverse Highway, with the following conditions;

1. Hours of operation limited to 10 am to 6 pm daily for elderberry mead/wine/cider tastings and sales, for the farm market use and for related accessory uses as previously approved.

2. Public and private events limited to 100 participants, hours for events between 10 am and 11 pm.
3. Demonstration of compliance with the Township's 50% rule for all agricultural product sales.
4. Limit of non-agriculturally related sales to no more than 25% of gross sales throughout the site.
5. All public and private outdoor events shall be further restricted as follows:
 - a. Outdoor events will be restricted to the general locations as shown on the site plan (indicated by green stars) and in all cases, outdoor activities will be contained to locations a minimum of 100' from all adjacent residential properties.
 - b. Other than downcast lighting on the farm market building, only garden/Christmas lights will be used outdoors.
 - c. No outdoor fires will be permitted.
 - d. Amplified bands or recorded music will be restricted to indoors only. Only acoustic/non-amplified music shall be permitted outdoors. Public address systems used in conjunction with wedding ceremonies shall also be permitted outdoors.
 - e. Public and private events will not run concurrently with any overnight guest accommodations or other farm market uses and will not be held more often than twice in any calendar month.
 - f. Overflow parking to be accommodated in the driveway along the east side of the property.
 - g. Additional evergreen screening landscaping a minimum of 3' in height at the time of planting to be installed along the eastern property line from the north end of the parking area running south for a minimum distance of 150'. Such landscaping to be installed no later than October 1, 2022.
6. The elderberry wine/cider/mead tasting and sales to be further restricted as follows:
 - a. Sales and tastings shall be conducted exclusively indoors.
 - b. Tasting samples only. No full-size servings to be sold for consumption on site.
 - c. As proposed by the applicant, such wine/cider/mead shall be produced off-site with product grown by the applicant in conformance with the 50 percent rule.
 - d. Applicant to obtain and maintain a liquor license issued consistent with the use as approved by the Planning Commission.
7. Approval by all applicable outside agencies prior to the issuance of any land use permits.

2) PRESENTATION BY APPLICANT: Fall explained that her vision hasn't changed from the initial approval and these requested uses will be the extent of the operation. The request is for a retail farmer's market with a small tasting counter for five or six stools, not a pub or tavern, but a farm experience. She likes to get her hands dirty and environmental concerns and teaching are important to her. The new driveway won't be for the public, it is for her future home. At the last approval the store hours were not restricted but she is happy to abide with any required hours. The store front, tours, education and farm stays are the real goals.

4) OPEN PUBLIC HEARING TO PUBLIC COMMENT by Chair Craves at 6:48 pm.

Barb Vanderburg, said she listened to Sickterman's report and thought it was very good. She feels this needs a lot more fine tuning. The farm could add more uses as time goes on and doesn't need to do it all at once. It is too soon to decide tonight.

5) CLOSE PUBLIC HEARING TO PUBLIC COMMENT by Chair Craves at 6:53 pm.

Fall understands Vanderburg's concerns. Functional medicine is a large reason for her business along with regenerative growing; she has a vesting interest. Farming is a huge risk. She hopes to give back to the community. This is not a scheme to end up with a big commercial product.

6) DISCUSSION AND DELIBERATION BY COMMISSIONERS:

Doren questioned 5C, no overnight guest at the same time as an event. He asked if it is any value to the Township to limit the two uses at the same time. It could be changed to, not during another public event. It is a great use for the property. The Ordinance allows this, and the Board needs to encourage agribusiness. All three uses meet all seven requirements in the Ordinance, so it is our job to grant the request.

Mehney said she doesn't think there needs to be a maximum stay on the overnight guest; longer stays would be less intrusive to the neighborhood and it should be up to the applicant. Doren prefers a minimum of two or three nights with no maximum stay. Wiand wants some limit so the overnight accommodations so it won't become a permanent residence.

Figura stated it meets the spirit of the Agribusiness Ordinance and should be adopted with the smart conditions.

7) DISPOSITION BY THE COMMISSIONERS

Motion by Doren and second by Verschaeve to approve CLU 02-21-01 – a request to add a small event venue, overnight agricultural tourist guest accommodations, and elderberry wine/mead/cider sales and tastings with #3 restriction for overnight tourist accommodation changed to *Rental duration will be no shorter than 2 nights and no longer than 30 nights*. Subject to staff conditions with the removal of #1 *Hours of operation limited to 10 am to 6 pm daily for elderberry mead/wine/cider tastings and sales, for the farm market use and for related accessory uses as previously approved*. Also, 5e to read as *Public and private events will not run concurrently with any other public farm market uses and will not be held more often than twice in any calendar month*. Carried with a vote of 6-0.

9. OLD BUSINESS: None.
10. PUBLIC COMMENT: None.
11. CORRESPONDENCE: None.
12. REPORTS:
 - A. PLANNERS: nothing additional.
 - B. ZONING ADMINISTRATOR: Smith reported that there will be a ZBA meeting in April. Construction is starting to pick up again.
 - C. TOWNSHIP BOARD REPRESENTATIVE: Mehney said they are moving forward with the Fire Station design. The Township received the highest rating for the bonds' sale. They are updating the Township Covid plan.
 - D. ZONING BOARD APPEALS REPRESENTATIVE: Craves stated there will be no ZBA meeting in March.
13. AJOURNMENT: Craves adjourned the meeting at 7:25 pm.

TIM FIGURA, SECRETARY
LONG LAKE PLANNING COMMISSION

RONDA ROBINSON, RECORDING SECRETARY
LONG LAKE PLANNING COMMISSION

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

MINUTES
LONG LAKE TOWNSHIP PLANNING COMMISSION
STUDY SESSION
LONG LAKE TOWNSHIP HALL

TUESDAY, MARCH 16, 2021

1. CALL TO ORDER: By Chair Craves at 6:02 pm.
2. ROLL CALL: Board members present were Verschaeve, Doren and Craves. Mehney joined from Sarasota County, Florida. Figura was absent and excused. Witkop was absent. Wiand listened only. Also present were Leslie Sickterman, Township Planner, and Ronda Robinson, Recording Secretary.
3. APPROVAL OF AGENDA: Motion by Doren and support by Verschaeve to approve the Agenda, as presented. Carried.
4. BRIEF PUBLIC COMMENT: None.
5. STUDY SESSION TOPICS
 - A. MASTER PLAN UPDATES: Sickterman presented a draft of the Goals and Objectives section of the Master Plan. The Board members' comments and recommendations from the last two study sessions were incorporated in the draft.

Woodlands and Natural Areas-topics discussed and in need of fine-tuning are preserving and enhancing endangered wildlife, issuing grading permits and approaches to handle storm water run-off, protecting view sheds from public property and enhancing roadside corridors with native plants and trees.

Farming and Farmland-not planning for agricultural uses is a shortcoming of the current Master Plan.

Water Quality and Lakefront Living-uncertainty about where enforcement of shoreline destruction would come from, hopes to better regulate Short Term Rental septic systems and wishes to deter regrading that harms the shoreline.

Village Centers-should they be renamed Hamlets.

Traffic and Transportation-discussed interconnectivity in depth. Pedestrian connections are favored. Road connections are needed in commercial areas and large developments. Uncertainty about road connections for private roads.

Neighborhoods and Sense of Community-strengthen the standards for developments to enhance proposed designs and much thought and work is needed on the matter of second kitchens or second units in a home.

Economic Development and Tax Base-reflect the importance of code enforcement and administrative follow through.

The April study session will include a joint meeting with the Township Board. The Planning Commission and Board of Trustees will share some of their desired goals for the Master Plan. The work they are doing on the Master Plan is preliminary they will be seeking out residents' input. Sickterman is working on an online survey and will have the Commissioners look at and take the survey soon.

6. ADJOURNMENT: Craves adjourned the meeting at 8:00 pm.

TIM FIGURA, SECRETARY
LONG LAKE PLANNING COMMISSION

RONDA ROBINSON, RECORDING SECRETARY
LONG LAKE PLANNING COMMISSION

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

1. Master Plan Survey DRAFT

Here is a link to the opinion survey draft, please take a look and we can review during the meeting:
<https://s.surveyplanet.com/OrKADEuj>

2. Master Plan Reorganization

I am proposing a reorganization of the Master Plan as seen below. A small section of the Introduction is included below describing the sections and proposed organization for your review.

INTRODUCTION

Understanding the Master Plan

A Master Plan, especially the Future Land Use component, represents the desired pattern and intensity of land uses and the hoped-for overall character of the Township. The Master Plan does not restrict uses already provided for under zoning. Zoning is regulatory – the law. The Master Plan is the justification to make changes to the law, whether it is an individual rezoning, or comprehensive changes to the general requirements within the zoning code.

The Michigan Planning Enabling Act requires townships to update their master plans (or at least review them) every five years. In the past, master plans had very long term time horizons; usually 20 or more years. The shorter time frame of current master plans in Michigan allows them to be much more sensitive to current economic and regional trends, and makes for clearer decision making.

Components of the Master Plan

The Long Lake Township Master Plan is broken into three main components:

Section 1: Introduction and History:

- Summary of prior plans
- Summary of process and public input
- Impact of the plan

Section 2: The Plan:

- Goals, objectives, and strategies
- Transportation plan
- Utilities and infrastructure plan
- Future land use plan

- Zoning and implementation plan
- [future additions to be adopted as plan components: Natural Features/Greenways Plan, Public Water/Sewer Plan, etc.]

Section 3: Community Profile:

- Natural features and the environment
- Demographics
- Housing, Income & Economic Development
- Land Use and Development Patterns
- Transportation and Community Facilities

3. Zoning & Implementation Plans

The Master Plan will include a new element, the Zoning and Implementation Plan. A start of this is also included below for your review.

Zoning Plan:

Future Land Use District	Compatible Zoning Districts	Evaluation Factors
Low Density Residential	-Low Density Residential -Lake Residential -Agricultural	-Areas with direct frontage on Long Lake, Bass Lake, Dyer Lake and Coffield Lake to remain as Lake Residential -Areas currently zoned Low Density Residential to remain in this zoning category -Areas currently zoned Agricultural may be rezoned Low Density Residential in this Plan District

<p>Moderate Density Residential</p>	<p>-Moderate Density Residential -High Density Residential</p>	<p>-Areas currently zoned High Density Residential to retain this zoning and may be changed to Moderate Density Residential with owner request or agreement</p> <p>-Areas currently zoned Moderate Density Residential to remain in this zoning classification</p>
<p>Local (Village) Centers Hamlet Center</p>	<p>-Low Density Residential -Local Commercial -Moderate Density Residential</p>	<p>-Areas in the Hamlet Center plan district will retain the underlying zoning designation and <u>shall be</u> subject to the standards and restrictions of the Hamlet Overlay zoning district</p> <p>- Areas planned for Local (Village) Center may retain the underlying zoning designation and <u>may be</u> developed under the Village Center Planned Unit Development Option as allowed in the zoning ordinance</p> <p>-Those areas in the Village Center plan district that are currently zoned General Business may retain this zoning designation or may be rezoned to any listed compatible zoning district. No other areas in this plan district will be rezoned to General Business</p> <p>- Other areas in this plan district may retain their existing zoning, or may be rezoned to any of the listed compatible zoning districts.</p>
<p>Commercial & Industrial</p>	<p>-General Commercial</p>	<p>All areas within this plan district shall retain the current zoning designation of General Commercial</p>
<p>Rural Preserve</p>	<p>-Conservation Recreation -Agricultural -Low Density</p>	<p>-Areas in this plan district zoned Conservation Recreation shall retain this zoning designation</p> <p>-Areas with other zoning designations in this plan district may be “down zoned” to a less intensive compatible zoning district or remain as currently zoned.</p>

Agricultural	-Agricultural -Conservation Recreation	- Properties within this plan district may retain existing zoning or be rezoned a compatible zoning designation
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Implementation Plan

1. Short term amendments to the zoning ordinance as follows:

- Dwelling unit definitions and standards to better define and regulate single family dwellings as it pertains to second kitchens and guest suites. To include better related definitions (wet bar, guest suite, etc.) and to include a comprehensive process to review and enforce these regulations.
- Update Agricultural Conservation Development Option
- Update agribusiness regulations to include standards for farm stays, other potential agribusiness uses, and to better define tasting rooms and restaurants
- ***If final Master Plan includes support for this:*** Update shoreline buffer standards consistent with direction in the Master Plan
- Refine regulations for multiple family developments to be consistent with direction in the Master Plan
- Revise Article 18 development options as follows: lower minimum acreage requirements, add incentives for sidewalks/trails, add incentives for deeper setbacks, roadside tree plantings or pollinator gardens
- ***If final Master Plan includes support for this:*** Update ordinance to allow for guest homes/accessory dwellings/tiny homes in appropriate locations with strong standards

2. Amendments to other general Township ordinances

- Amend private road ordinance to limit number of units to be served by a private road, some other road standards consistent with direction in the Master Plan
- Amend short term rental ordinance to require routine septic pumping, require conformance to other laws and ordinances, restrict number of STRs in a single dwelling unit, and other changes as appropriate.

3. Develop new or update other programs/plans

- Update Natural Feature Inventory and redesign to become and Greenways/Green Infrastructure Plan and include as a separate document but a component of the Master plan
 - o Upon completion, this may include a recommendation for a Tree Replacement/Woodland Protection ordinance
 - o Upon completion, this may include an invasive species action program

- Upon completion, this may include recommendations for additional amendments to the lake residential/shoreline buffer standards
- Upon completion, this may include recommendation for expansion of the Roadside Tree Planting program
- Create a Storm Water Control/Grading ordinance
- Update the Long Lake Township Watershed Plan. This document will not become part of the Master Plan, but elements of it may be adopted into the Plan as appropriate. Conduct a Shoreline Survey as part of the Watershed Plan.
- Develop an Infrastructure (Utilities/Public Water/Sewer) Plan, this will become a component of the Master Plan.
- Appoint a Fire Code Plan Reviewer/Inspector and develop clear point of contact and standards for new development
- Update Township Recreation Plan
- Develop a Cemetery Plan

4. Joint Meeting with Township Board

A joint meeting is tentatively planned for April 20th. I would like to review format, agenda, and expected outcomes.

PLANNERS REPORT

TO: Long Lake Township Board

FROM: **Leslie Sickterman**

DATE: March 2, 2021

RE: February Monthly Report

Master Plan The Planning Commission held a master plan workshop in January and February. The focus has been on the policy section of the Master Plan including the goals and objectives. The Commission plans to hold monthly meetings dedicated to the Master Plan on the third Tuesdays of each month.

Short Term Rental Program. The Ordinance Enforcement Officer is back and has updated all new applications for 2121 certificates. New staff is being trained. Prior enforcement calls and letters to be followed up on at the beginning of March to ensure compliance.

Development Proposals. Following is an update on the current and expected future open development proposals:

- Small campground was approved in Section 32 at the January Planning Commission meeting. Follow up is underway.
- Commercial expansion in Section 3 (behind Hayloft) was approved at the February Planning Commission meeting.
- Agribusiness expansion in Section 4 was approved at the February Planning Commission meeting.
- Multiple family development in Section 1 was approved in January; follow up is underway.
- Possible other multiple family development in Section 1 has been in development for over a year. This project is on hold.
- There are several other multiple family and commercial projects that are expected to come before the Planning Commission in the next several months.

Staff Activities Other projects that staff is working on and upcoming include:

- On line training.
- Follow up with open projects including Coach Drive, Huellmantel Ridge and associated roads, and Jacob's Farm.
- Training new hire.
- On site septic inspection compliance evaluation.
- Updating forms and handouts for public.
- Devising on line application for land use permits.

Permit List

03/02/2021

Permit	Address	Issued	Status	Category	Permit Fees
P08786	1312 MINKIN DR	02/04/2021	ISSUED	Accessory Building - Detached	\$50.00
PCL07-19-01	NORTH LONG LAKE RD	02/25/2021	ISSUED	Conditional Land Use	\$450.00
P08790	10967 EDWARD GEORG	02/16/2021	ISSUED	Change of Use	\$20.00
P08787	3655 ANGLING WAY	02/09/2021	FINALED	Change of Use	\$20.00
P08788	6848 COYOTE VIEW CT	02/09/2021	FINALED	Change of Use	\$20.00
P08791	4642 WEATHERWOOD	02/18/2021	ISSUED	Single Family Dwelling	\$50.00
P08792	3551 FOXPOINT CT	02/18/2021	ISSUED	Single Family Dwelling	\$50.00
P08793	9884 EDGEWOOD AVE	02/23/2021	ISSUED	Residential (SFD) Addition	\$50.00
P08789	4409 WEATHERWOOD	02/16/2021	ISSUED	Change of Use	\$20.00
P08785	6801 SECOR RD	02/04/2021	ISSUED	Residential (SFD) Addition	\$50.00
P08794	1093 N SOUTH LONG L	02/24/2021	ISSUED	Residential (SFD) Addition	\$50.00

Total Permits:

11

Total Fees:

\$830.00

ZONING DEPARTMENT
Kim Smith, Zoning Administrator

Long Lake Township Monthly Land Use Permits Issued - Year to Date 2019		Commercial/Industrial, Agricultural	Home Occupation	Single Family Dwelling	Multiple-Attached "SFD" (# represents units)	Dwelling Addition	Garage/Det Acces Bldg or Addition to same	Mobile Home	Deck/Porch/Demolition	Miscellaneous	CLU/SPR/ADMIN SPR/PRR	Total Permits	Fee	Fee Cumul. Total
Date	Permit #													
January	8421 - 8429	0	1	7	0	0	0	0	1	0	0	9	\$430	\$430.00
February	8430 - 8432	0	0	0	0	0	0	0	1	1	0	2	\$40	\$470.00
March														
April														
May														
June														
July														
August														
September														
October														
November														
December														
TOTALS		0	1	7	0	0	0	0	2	1	0	11		\$470.00

ZONING DEPARTMENT
Kim Smith, Zoning Administrator

Long Lake Township Monthly Land Use Permits Issued - Year to Date 2020		Commercial/Industrial, Agricultural	Home Occupation	Single Family Dwelling	Multiple-Attached "SFD" (# represents units)	Dwelling Add/Change of Use to living	Garage/Det Acces Bldg or Addition to same	Mobile Home	Deck/Porch/Demolition	Miscellaneous	CLU/SPR/ADMIN SPR/PRR	Total Permits	Fee	Fee Cumul. Total
Date	Permit #													
January	8606 - 8613	0	1	0	0	2	2	0	2	1	0	8	\$300	\$300.00
February	8614 - 8625	0	0	4	0	5	1	0	2	0	0	12	\$450	\$750.00
March														
April														
May														
June														
July														
August														
September														
October														
November														
December														
TOTALS		0	1	4	0	7	3	0	4	1	0	20		\$750.00

ZONING DEPARTMENT
Kim Smith, Zoning Administrator

Long Lake Township Monthly Land Use Permits Issued - Year to Date 2021		Commercial/Industrial, Agricultural	Home Occupation	Single Family Dwelling	Multiple-Attached "SFD" (# represents units)	Dwelling Add/Change of Use to living	Garage/Det Acces Bldg or Addition to same	Mobile Home	Deck/Porch/Demolition	Miscellaneous	CLU/SPR/ADMIN SPR/PRR	Total Permits	Fee	Fee Cumul. Total
Date	Permit #													
January	8781 - 8784	1	0	0	0	3	0	0	0	0	2	6	\$960	\$960.00
February	8785 - 8794	0	0	2	0	7	1	0	0	0	1	11	\$830	\$1,790.00
March														
April														
May														
June														
July														
August														
September														
October														
November														
December														
TOTALS		1	0	2	0	10	1	0	0	0	3	17		\$1,790.00