

# **DRAFT AGENDA**

## **Bingham Township Planning Commission**

Thursday, May 4, 2023  
6:30 PM

Bingham Township Hall, 7171 S. Center Highway, Traverse City, MI 49684  
with public participation available via Zoom electronic remote access

Zoom Electronic Remote Access Link:

**<https://us02web.zoom.us/j/83048577979?pwd=MGdDM0tga2lGR2h4VnJXS1JvbHp4Zz09>**

**Meeting ID: 830 4857 7979**

**Passcode: 49684**

Telephone: Dial (312) 626-6799, enter Meeting ID then # when prompted, enter Passcode when prompted.

1. **Call to Order - Roll Call**
2. **Agenda Approval**
3. **Conflict of Interest**
4. **Public Comment**
5. **Items for Discussion / Consideration**
  - A. Master Plan Update – Review revised draft
    - Overall view and structure of Draft Plan
    - Start review of Chapters
    - Goals & Objectives
    - Schedule and Questions
  - B. Planning Commission Annual Report – 2022-2023
6. **Approval of Prior Meeting Minutes**
7. **Communications and Reports**
  - a. Chairperson – Michael Park
  - b. Zoning Administrator – Steve Patmore
  - c. Planning – Mathew Cooke, Networks Northwest
  - d. Township Board – Jeff Layman
  - e. Commissioners Comments
8. **Next Scheduled Meeting:** June 1, 2023
9. **Public Comment**
10. **Adjournment (8:30 unless extended by a motion)**

Planning Commission Packets can be viewed on-line at: <https://www.leelanau.gov/binghamtwplan.asp>

Bingham Township  
7171 S. Center Highway  
Traverse City, MI 49684  
(231) 922-6767

**May 1, 2023**

**To:** Bingham Township Planning Commission  
**Fr:** Rob Carson and Mathew Cooke, Networks Northwest  
**Re:** Master Plan Update – Annual Report

## **Master Plan Development Update**

On March 20, Steve, Rob, and I met to draft the initial Future Land Use Map utilizing existing zoning and land use maps, the previous future land use map, among other maps. I am working on digitizing the drafted map for your review at the June meeting where boundaries can be reviewed and adjusted.

For the upcoming meeting, we would like to hear any comment on the revisions sent on March 8<sup>th</sup> (attached). Additionally, we would like to take thoughts and ideas on the goals and objectives, and implementation of the plan as we draft these for your edit and review.

May 2023	Master Plan Development
June 2023	Future Land Use Map, Goals and Objectives Review
July 2023	Send PC Full Master Plan Draft for August 2023 Review
August 2023	Master Plan Review, release for Public Comment (63 days, starting Monday August 7, 2023)
November 2023	Public Hearing, Planning Commission Resolution to Recommend Township Board to Adopt
December 2023	Township Board Approval

## **Annual Report**

The 2022-2023 Annual Report draft is attached for your review and comment. After any edits are made, I will send on the Township Board for their meeting.

# **Bingham Township Planning Commission Annual Report 2022**

(May 2022 - April 2023)

The Bingham Township Planning Commission's Annual Report is presented to the Township Board every June outlining the work over the past year. In-person meetings returned for the Planning Commission to continue their work which consisted of the Master Plan and a couple of public hearings and discussions.

## **Master Plan Development**

The development of the Bingham Township Master Plan continues to move towards the approval process. This has been one of the Planning Commissions biggest tasks to update the 1999 Bingham Township Comprehensive Plan since the project began in June 2021.

Networks Northwest assisted the Planning Commission in hosting two public input events on May 19th and 21<sup>st</sup> 2022 at the Bingham Township Hall. The Public Input sessions gathered public response on various topics such as solar energy, housing options, and mapping exercises. A further public input session-Special Planning Commission meeting was held on January 19, 2023 specifically for gathering input on the Agriculture District in the Future Land Use District of the Master Plan draft.

Currently, the Planning Commission is working on the development of the Township Future Land Use Map, Goals and Objectives, and the Action Plan which culminates into a final draft to be sent out for public comment and review. It is expected that the Master Plan will have Township Board approval in the fall of 2023.

## **Public Hearings**

During their June and August 2022 meetings, the Planning Commission discussed changes to the Zoning Ordinance for landscaped rest areas and side trails to be accessory uses as a special use on the Leelanau Trail. The Planning Commission ultimately decided not to make any amendments at this time to the Zoning Ordinance after discussion and a public hearing

Around the same time in August, the Planning Commission next considered the Three Trees Winery tasting room request. After discussion and a public hearing, the Planning Commission approved with conditions such as... (need minutes to verify conditions).

## **Other Planning Commission Considerations**

- Housing North presented to the Planning Commission at their March 2023 meeting.

- Once the Master Plan is complete the Planning Commission will develop priorities based upon the goals and objectives of the Master Plan.

**Respectfully Submitted by the Members of the Bingham Township Planning Commission:**

<b>Chair</b>	<b>Mike Park</b>
<b>Vice Chair</b>	<b>Jeff Layman (Township Board Representative)</b>
<b>Secretary</b>	<b>Cathy Jasinski</b>
<b>Members:</b>	<b>Charlie Dashner</b>
<b>Dennis Grant</b>	
<b>Mary Woods</b>	
<b>Jim Pawlowicz</b>	

**Planning & Zoning Staff:**

<b>Mathew Cooke</b>	<b>Planner, Networks Northwest</b>
<b>Steve Patmore</b>	<b>Zoning Administrator</b>