

DRAFT MINUTES
BINGHAM TOWNSHIP PLANNING COMMISSION

Regular Meeting

Thursday, September 7, 2023, 6:30 p.m.

Bingham Township Hall, 7171 S. Center Highway, Traverse City, MI 49684

1. CALL TO ORDER at 6:35 – ROLL CALL

Mike Park – Chairman	Present
Jeff Layman – Vice Chair, Board Rep.	Present
Cathy Jasinski – Secretary	Present
Mary Woods	Present
Dennis Grant	Absent
Jim Pawlowicz	Absent
One Vacancy	

Quorum Present

In Attendance – Steve Patmore (Zoning Administrator), Mathew Cooke (Networks Northwest)

2. AGENDA APPROVAL

The agenda was approved as presented by consensus.

3. CONFLICT OF INTEREST - None

4. PUBLIC COMMENT - None

5. ITEMS FOR DISCUSSION/CONSIDERATION

A. Master Plan Update – Status and Schedule (Mathew Cooke)

Cooke presented a large updated future land use map. The final product will have an overlay of wetland areas. Jasinski had a current land use map for reference that was developed in 2014. There was discussion about the Ciccone property which is now for sale and has generated a lot of interest from buyers. The property is rural residential. This property and others in the area could be agricultural. There was discussion about what areas should be agricultural and rural residential. The Lee Point area may need to be discussed again. Rural residential status would allow for more housing. Some areas could be designated as high density or special use could be approved for high density. The Master Plan can note that the Township is encouraging development in certain areas as well as noting an effort to preserve farmland. The ordinance can be amended for changes. The Township has one industrial area which is Leelanau Fruit Company. It was agreed that residential areas,

excepting commercial and shoreline areas, should be designated as rural residential without regard for high or low density.

Goals and Objectives

Patmore shared a document with some possible goals and objectives which was discussed. He explained form-based zoning criteria in certain areas. He also shared a chart of considerations and goals in each proposed land use categories. He suggested that the Master Plan may also need to address home businesses. Working out of your home and having a home business needs to be defined.

B. Recognize Marge Johnson for service to the Planning Commission as Recording Secretary.

Marge Johnson's years of service was recognized and appreciated by the Planning Commission members.

6. APPROVAL OF PRIOR MEETING MINUTES

May 4, 2023 – Cathy Jasinski/moved, Jeff Layman/supported to approve the minutes of May 4, 2023 as amended. Motion carried.

Corrections were 1) correction of the spelling of "Jim Pawlowicz," 2) Identify Nancy Popa as the person making the public comment, and 3) under Commissioners Comments, it should read, "Concern expressed about contractor storage yard on Center Otto Road, a lack of progress in discontinuing this use."

These corrections were made at the June 1, 2023 meeting. Patmore will submit the amended minutes.

7. COMMUNICATIONS AND REPORTS

a. Chairperson - Michael Park

Trudy Galla sent a notification of a training session that starts in October. You can do this training during the Michigan Planning Conference. MTA is having a conference at Boyne Highlands.

b. Zoning Administrator - Steve Patmore

Three reports were submitted for June, July, and August. Land use permits were above last year. The permits were for mainly for outbuildings. A lot of questions have come in about land divisions and short-term rentals. There are about 10 registrations left for STR's.

Planning - Matthew Cooke, Networks Northwest

There was nothing to report beyond what was previously discussed.

c. Township Board – Jeff Layman

Minutes are online.

d. Commissioners Comments

Jeff Layman asked about how far we are along on the Master Plan. Mathew Cooke explained the next steps that need to be done.

NEXT SCHEDULED MEETING – October 5, 2023

Mike Park will probably not be in attendance. Cindy Kacin will not be able to attend.
Mary Woods may not be there.

8. PUBLIC COMMENT – None

9. ADJOURNMENT (8:30 p.m. unless extended by motion)
Meeting adjourned at 8:13 p.m.

Respectfully submitted, Cindy Kacin, Recording Secretary

Reviewed by Staff

Minutes Approved (as-presented/as-amended) on _____.

Cathy Jasinski, Planning Commission Secretary