

**Bingham Township Planning Commission
Meeting Minutes
June 3, 2004
Bingham Schoolhouse,
7171 S. Center Hwy, Traverse City**

Call to Order: 7:00 p.m.

Roll Call: Ron Collins, Mike Park, Will Bunek, Cathy Jasinski, Marsha Walton and Don Kiessel. Absent: Bob Gregory. Quorum present.

Staff Present: Dan Carlson and Dorothy Petroskey

Guests Present: Bob Foster and Steve Patmore.

Agenda Approval:

Move by Kiessel support by Park to approve the agenda as presented.

Ayes: All Motion Carried

Meeting Minutes of June 3, 2004:

Move by Bunek support by Jasinski to approve the minutes as presented.

Ayes: All Motion Carried

Public Comment: None

Old Business:

Orchard Events Language:

Rich Bahle addressed the commission regarding his request earlier this year for the Township to consider Ordinance language relative to events being held on agricultural properties. Bahle had taken the current winery events language and tried to parallel it. He indicated that he has held weddings and such on agricultural property in Suttons Bay Township and would like to do the same here. Bahle added that he felt that this could help promote agri-tourism and protect existing orchards and vistas. Brief discussion. Kiessel noted that guidelines would have to be laid out and the commission agreed. Jasinski felt that the language submitted needed tailoring.

The commission suggested this be added to the September Agenda for further discussion.

Zoning Administrator took this time to ask Bahle how the screening was coming along on the Bahle Club Driving range. Bahle stated that they were growing the trees/shrubs in their nursery and hoped to plant them soon.

Communications and Reports:

Chairman Report: No report

Township Board Report: Collins stated the Board had authorized the planning commission to forward the SLU permit for the trail to Dick Ford for review. Discussion regarding Master Plan and checking into MSU Planning assistance. Collins asked if the commission had a desire to keep the current subscription. The commission members stated they read Planning and Zoning News however the Board could eliminate the others.

Zoning Administrator-Written Report Presented. Carlson discussed wineries special event reports and the County Junk Ordinance. Carlson states the prosecutor's office would know in one month if their current ordinance is viable.

Administrator Carlson presented the commission with suggested housekeeping edits, changes, additions and or deletions to the Bingham Township Zoning Ordinance. The commission requested that these changes etc., be presented at the next meeting in full form.

Carlson noted that clarifications needed to be made in language regarding: B& B's, Signs, Standards, enforcement, keyholing, and roads.

Carlson noted that the applicant on the Beeler project had submitted the new site plan under Article IX Site condominium subdivisions. He added that the Ordinance requires review under site plan review and not defined as a special use. The zoning Administrator explained that because of this ambiguity, the commission may not be able to have the developer address those standards in Article XI that are specific to special uses.

The commission suggested that Carlson gets the attorney's opinion and to consider the application under Site Plan Review and Special Land Use until told otherwise.

Committee Reports:

Master Plan Committee: The committee is will be meeting this week to begin review of the Master Plan.

Leelanau Trail/Tart Committee: Cathy stated that she and Mike would be walking the trail this next month and meeting to make changes to the Special Land Use Permit recommended at last month's meeting.

September Meeting Agenda:

Public Hearings:

Continuation of Leelanau Trail Public Special Land Use Permit and Overlay Zone

New Business:

Beeler-Preliminary Consideration

Red Lion Preliminary Consideration

Old Business:

Agricultural Events

Public Comments: None

Move by Bonek support by Park to adjourn. All Ayes: Motion Carried

Meeting Adjourned at 9:45 p.m..

Respectfully Submitted

Dorothy Petroskey