

## 2016 Zoning and Master Plan Reviews and Recommendations

Pursuant to Section 307 of Public Act 110 of 2006 (Michigan Zoning Enabling Act), a township shall submit for review and recommendation the proposed zoning ordinance or zoning ordinance amendment to the county. The county will have waived its right for review and recommendation of an ordinance if the recommendation of the county planning commission has not been received by the township within 30 days from the date the proposed ordinance is received by the county. Staff reviews and recommendations are provided to the Grand Traverse County Planning Commission (GTCPC) for its consideration.

<u>Month</u>	<u>Community</u>	<u>Review and Recommendation</u>
<b>January</b>	<b>Blair</b>	<b>Preliminary Review of Conditional Rezoning Text Amendment</b>  <u>Township PC Recommendation:</u> This is a preliminary review as provided per GTCPC Policy. The Blair Township Planning Commission will recommend upon review of amended conditional rezoning language by the County Planning Commission.  <u>GTCPC Recommendation:</u> In accordance with the Zoning Enabling Act and having considered neighboring zoning and the County Master Plan, the County Planning Commission recommends that Blair Township use the MTA conditional rezoning model in place of the proposed ordinance amendment language. Approved unanimously.  <u>Township Action:</u> No action taken.
<b>February</b>	<b>East Bay</b>	<b>Zoning Ordinance Amendment #1-16 Lot Coverage</b>  <u>Township PC Recommendation:</u> Approval by Township Board  <u>GTCPC Recommendation:</u> In accordance with the Zoning Enabling Act and having considered neighboring zoning and the County Master Plan, the County Planning Commission concurs with the Township Planning Commission’s proposed action. Approved unanimously.  <u>Township Action:</u> Adopted Zoning Amendment. March 14, 2016
	<b>Peninsula</b>	<b>Kieft PA 116 Farmland Agreement</b>  <u>Township PC Recommendation:</u> Township PC does not review PA 116 applications.  <u>GTCPC Recommendation:</u> Recommends approval of the farmland agreement for Kieft. Approved unanimously.  <u>Township Action:</u> Approved application. March 15, 2016.

March

Long Lake

**Zoning Ordinance Amendment #02-16-01, Group Child Care Home**

Township PC Recommendation: Approval by Township Board

GTCP Recommendation: In accordance with the Zoning Enabling Act and having considered neighboring zoning and the County Master Plan, the County Planning Commission concurs with the Township Planning Commission's proposed action. Approved unanimously.

Township Action: Adopted Zoning Amendment. April 12, 2016

Long Lake

**Zoning Ordinance Amendment #02-16-02, Recreational Vehicles**

Township PC Recommendation: Approval by Township Board

GTCP Recommendation: In accordance with the Zoning Enabling Act and having considered neighboring zoning and the County Master Plan, the County Planning Commission concurs with the Township Planning Commission's proposed action. Approved unanimously.

Township Action: Adopted Zoning Amendment. April 12, 2016

Long Lake

**Zoning Ordinance Amendment #02-16-03, Miscellaneous Amendments**

Township PC Recommendation: Approval by Township Board

GTCP Recommendation: In accordance with the Zoning Enabling Act and having considered neighboring zoning and the County Master Plan, the County Planning Commission concurs with the Township Planning Commission's proposed action. Approved unanimously.

Township Action: Adopted Zoning Amendment. April 12, 2016

Blair

**ZOA 104-05-16-01 Text Amendment**

Township Recommendation: Approval by Township Board

GTCP Recommendation: In accordance with the Zoning Enabling Act and having considered neighboring zoning and the County Master Plan, the County Planning Commission concurs with the Township Planning Commission's proposed action. Further, that the Township consider the comments of the Commissioners and Planning Staff. The Commission made the following recommendations:

1. Section 10.01 Purpose of this Zoning District. Consider including wording relative to "living" in the district, e.g. "... a place for people to live, shop, work, recreate..." Residences are not mentioned; consider including wording about integrating multi-family housing to make it more cohesive.

2. Section 16.04 Fences. Usually there's a 10-foot utility easement behind the road setback. Consider amending item 1h. of proposed language to read, "All fences shall be erected one (1) foot or more behind the road right of way."
3. Section 18.32 Multiple-Family Residential Developments. Unclear whether 10% is per acre. Consider amending item 10 of proposed language to read, "... not less than ten percent (10%) of the development."

Approved unanimously.

Township Action: Adopted Zoning Amendment. April 12, 2016

**April**

**Acme**

**ZOA #38, Temporary Outdoor Sales & Stores**

Township PC Recommendation: Approval by Township Board

GTCP Recommendation: In accordance with the Zoning Enabling Act and having considered neighboring zoning and the County Master Plan, the County Planning Commission concurs with the Township Planning Commission's proposed action. Approved unanimously.

Township Action: Adopted Zoning Amendment. May 10, 2016

**Garfield**

**Ordinance 68, Amendment 2, Signs, Accessory Structures & Misc.**

Township PC Recommendation: Approval by Township Board

GTCP Recommendation: In accordance with the Zoning Enabling Act and having considered neighboring zoning and the County Master Plan, the County Planning Commission concurs with the Township Planning Commission's proposed action. Approved unanimously.

Township Action: Adopted Zoning Amendment. May 24, 2016

**May**

**Peninsula**

**ZOA #190, Miscellaneous Items**

Township PC Recommendation: Approval by Township Board

GTCP Recommendation: In accordance with the Zoning Enabling Act and having considered neighboring zoning and the County Master Plan, the County Planning Commission concurs with the Township Planning Commission's proposed action. Approved unanimously.

Township Action: Adopted Zoning Amendment except bed and breakfast establishment items sent back to Planning Commission for further work. June 14, 2016

**Acme                    ZOA #37 Planned Development**

Township PC Recommendation: Approval by Township Board

GTCP Recommendation: In accordance with the Zoning Enabling Act and having considered neighboring zoning and the County Master Plan, the County Planning Commission concurs with the Township Planning Commission's proposed action. Recommendation was made for section 19.6(c)(1), Density Transfer, to add some flexibility in the percentage. Approved unanimously.

Township Action: Changes made to address concerns Grand Traverse County Planning Commission cited in their review regarding the specified wetland percentage that may prevent sensitive lands from being protected. Adopted Zoning Amendment. October 4, 2016

**June                    Acme                    ZOA #39, Site Plan Review & Application Process**

Township PC Recommendation: Send the proposed Zoning Ordinance Amendment 039 to amend the procedures and requirements of the Site Plan Review process under Article VIII of the Acme Township Zoning Ordinance with additional recommendations incorporated to the Grand Traverse County Planning Commission for review and to be brought back before the Planning Commission for deliberation.

GTCP Recommendation: Administrative review for site plans is common in many communities. Most are conducted with a review by the Zoning Administrator. In accordance with the Zoning Enabling Act and having considered neighboring zoning and the County Master Plan, the County Planning Commission concurs with the Township Planning Commission's proposed action. Approved unanimously.

Township Action: Adopted Zoning Amendment. August 9, 2016

**Acme                    ZOA #040, Business District**

Township PC Recommendation: Approval by Township Board

GTCP Recommendation: In accordance with the Zoning Enabling Act and having considered neighboring zoning and the County Master Plan, the County Planning Commission concurs with the Township Planning Commission's proposed action. Approved unanimously.

Township Action: : Adopted Zoning Amendment contingent upon a favorable review by the Grand Traverse County Planning Commission. Motion carried by unanimous vote. June 7, 2016

East Bay	<p><b>ZOA #1-16, Places of Public Assembly</b></p> <p><u>Township PC Recommendation:</u> Approval by Township Board</p> <p><u>GTCP Recommendation:</u> In accordance with the Zoning Enabling Act and having considered neighboring zoning and the County Master Plan, the County Planning Commission concurs with the Township Planning Commission’s proposed action. Approved unanimously.</p> <p><u>Township Action:</u> Adopted Zoning Amendment. November 14, 2016</p>
Garfield	<p><b>ZOA #Z-2016-02 Rezoning from the A-1 Agricultural District to the R-M Mobile Home Residential District</b></p> <p><u>Township PC Recommendation:</u> Approval by Township Board</p> <p><u>GTCP Recommendation:</u> Moved by Albers, seconded by Cockfield that in accordance with the Zoning Enabling Act and having considered neighboring zoning and the County Master Plan, the County Planning Commission concurs with the Township Planning Commission’s proposed action with recommended suggestions. It was noted the number of acres rezoned should read 31, not 37, and that it is unclear what land will be partially rezoned. Approved unanimously.</p> <p><u>Township Action:</u> Adopted Zoning Amendment. July 28, 2016</p>
August	<p><b>Acme</b></p> <p><b>ZOA #042, US-31/M-72 Business District Amendments</b></p> <p><u>Township PC Recommendation:</u> Approval by Township Board</p> <p><u>GTCP Recommendation:</u> In accordance with the Zoning Enabling Act and having considered neighboring zoning and the County Master Plan, the County Planning Commission concurs with the Township Planning Commission’s proposed action, with consideration for staff comments concerning definitions. Approved unanimously.</p> <p><u>Township Action:</u> Adopted Zoning Amendment. October 4, 2016</p>
September	<p><b>Acme</b></p> <p><b>Engle Farmland Agreement Application (a.k.a. PA 116)</b></p> <p><u>Township PC Recommendation:</u> Township PC does not review PA 116 applications.</p> <p><u>GTCP Recommendation:</u> Recommends approval of the farmland agreement for Engle. Approved unanimously.</p> <p><u>Township Action:</u> Approved PA 116 Application. October 4, 2016</p>

**East Bay                    Rezoning 1-16 - From Manufactured Housing and High Density Residential (MHC) to Airport Services (AS)**

Township PC Recommendation: Approval by Township Board

GTCP Recommendation: In accordance with the Zoning Enabling Act and having considered neighboring zoning and the County Master Plan, the County Planning Commission concurs with the Township Planning Commission's proposed action. Approved unanimously.

Township Action: Approved Rezoning #1-16 as presented with the exclusion of the four parcels owned by Bob Follett. November 14, 2016

**East Bay                    Zoning Amendment 2-16 - Airport Services (AS) District**

Township PC Recommendation: Approval by Township Board

GTCP Recommendation: In accordance with the Zoning Enabling Act and having considered neighboring zoning and the County Master Plan, the County Planning Commission concurs with the Township Planning Commission's proposed action. Understanding the Township's interest in seeing a certain character of development near the airport, the Township may want to consider greater focus on building types, particularly building mass, building location in context to surrounding area, and potentially intended uses by building type. References to an architectural style may be more appropriate in a master plan, guidebook or the intent section of the proposed amendment. Comments made on existing lighting standards and building envelope efficiency. Recommended that last paragraph of section 3.E. be put under the Intent section and a map should be included. Approved unanimously.

Township Action: Adopted Zoning Amendment #2-16 noting that in Section 2c, sentence one shall read, ". . . decorative masonry wall and/or opaque fence . . ." October 10, 2016

**East Bay                    Zoning Amendment 3-16 - Removal of Minor Text**

Township PC Recommendation: Approval by Township Board

GTCP Recommendation: In accordance with the Zoning Enabling Act and having considered neighboring zoning and the County Master Plan, the County Planning Commission concurs with the Township Planning Commission's proposed action. Approved unanimously.

Township Action: Adopted Zoning Amendment #3-16 deleting the words "or reestablish" from Section 231.6c of the Zoning Ordinance. October 10, 2016

**East Bay                    Zoning Amendment 4-16 - Revisions Manufactured Housing and High Density Residential (MHC) District**

Township PC Recommendation: Approval by Township Board

GTCP Recommendation: In accordance with the Zoning Enabling Act and having considered neighboring zoning and the County Master Plan, the County Planning Commission concurs with the Township Planning Commission's proposed action. Approved unanimously.

Township Action: Adopt Zoning Amendment #4-16. October 10, 2016

**Green Lake                Zoning Amendment 16-01 - Various Text Amendments**

Township PC Recommendation: Approval by Township Board

GTCP Recommendation: In accordance with the Zoning Enabling Act and having considered neighboring zoning and the County Master Plan, the County Planning Commission concurs with the Township Planning Commission's proposed action. Approved unanimously.

Township Action: Adopt Zoning Amendment. January 10, 2017

**October                    Blair                    Township Master Plan Review Report and Recommendation**

Township PC Recommendation: Approval

GTCP Recommendation: The Grand Traverse County Planning Commission reviewed the proposed Blair Township Master Plan pursuant to the Michigan Planning Enabling Act at its meeting on October 18, 2016. As required by the Act, the Grand Traverse County Planning Commission considers the proposed master plan to be consistent with the master plans of adjacent municipalities and the County master plan. Furthermore, the Planning Commission offers the following comments:

1. The County Planning Commission supports and encourages the efforts to improve Chum's Corner area and develop trails and trail connections.
2. As part of its infrastructure plans, the Township should consider broadband services as an essential part of the community infrastructure serving businesses and residents.
3. The Plan should serve the Township well and identifies a clear, achievable implementation section with prioritized action steps.

Approved unanimously.

Township Action: No action at this time.

**Grant                    Zoning Ordinance Map Amendment 2016-01**

Township PC Recommendation: Approval by Township Board

GTCPC Recommendation: In accordance with the Zoning Enabling Act and having considered neighboring zoning and the County Master Plan, the County Planning Commission concurs with the Township Planning Commission’s proposed action. Approved unanimously.

Township Action: Item referred back to Township Planning Commission.

**Long Lake              Zoning Ordinance Amendment 09-16-04 Agri-Business Overlay District**

Township PC Recommendation: Approval by Township Board

GTCPC Recommendation: In accordance with the Zoning Enabling Act and having considered neighboring zoning and the County Master Plan, the County Planning Commission concurs with the Township Planning Commission’s proposed action. For consideration, the Township may want to create additional definition of a “farm” as permitted the Uses Permitted by Right section to avoid situations, in light of the 50% rule, that may result in intense processing operations. The Township may also want to consider whether a 100-foot setback for events adjacent to residential areas is sufficient. Approved unanimously.

Township Action: Adopt Zoning Amendment 09-16-04. November 10, 2016

**Peninsula              Zoning Ordinance Amendment 191 Land Use Permits**

Township PC Recommendation: Approval by Township Board

GTCPC Recommendation: In accordance with the Zoning Enabling Act and having considered neighboring zoning and the County Master Plan, the County Planning Commission concurs with the Township Planning Commission’s proposed action. Approved unanimously.

Township Action: Adopt Zoning Amendment 191.

**Traverse City        City Master Plan Review and Recommendation**

GTCPC Recommendation: The Grand Traverse County Planning Commission reviewed the proposed City of Traverse City Master Plan amendment pursuant to the Michigan Planning Enabling Act at its meeting on October 18, 2016. Based upon its review, the Grand Traverse County Planning Commission considers the proposed master plan to be consistent with the master plans of adjacent municipalities and the County master plan. Approved unanimously.

City Action: No action at this time.



<b>November</b>	<b>East Bay</b>	<b>Zoning Ordinance Amendment 5-16</b>
		<u>Township PC Recommendation:</u> Approval by Township Board
		<u>GTCP Recommendation:</u> In accordance with the Zoning Enabling Act and having considered neighboring zoning and the County Master Plan, the County Planning Commission concurs with the Township Planning Commission’s proposed action. Approved unanimously.
		<u>Township Action:</u> Adopted Zoning Amendment #5-16. December 12, 2016
	<b>East Bay</b>	<b>Zoning Ordinance Amendment 6-16</b>
		<u>Township PC Recommendation:</u> Approval by Township Board
		<u>GTCP Recommendation:</u> In accordance with the Zoning Enabling Act and having considered neighboring zoning and the County Master Plan, the County Planning Commission concurs with the Township Planning Commission’s proposed action. Approved unanimously.
		<u>Township Action:</u> Adopted Zoning Amendment #6-16. December 12, 2016
	<b>Mayfield</b>	<b>Zoning Ordinance Amendment 16-01</b>
		<u>Township PC Recommendation:</u> Approval by Township Board
		<u>GTCP Recommendation:</u> In accordance with the Zoning Enabling Act and having considered neighboring zoning and the County Master Plan, the County Planning Commission concurs with the Township Planning Commission’s proposed action. County Planning Commissioners had two questions for the Township to consider: Is it legal to require “contact information” to the zoning administrator under 4.29(b) and how will family members of migrant farm workers be addressed in the provisions. Approved unanimously.
		<u>Township Action:</u> Adopted Zoning Amendment 16-01. December 12, 2016
<b>December</b>	<b>East Bay</b>	<b>Zoning Amendment 7-16</b>
		<u>Township PC Recommendation:</u> Approval by Township Board
		<u>GTCP Recommendation:</u> In accordance with the Zoning Enabling Act and having considered neighboring zoning and the County Master Plan, the County Planning Commission concurs with the Township Planning Commission’s proposed action. The Township should consider clarifying the sentence in Section f (2) of the draft zoning amendment for easier comprehension of the requirement. A sketch of a building layout may work best in clarifying the requirement. Approved unanimously.

Township Action: Adopted Zoning Amendment #7-16 with County recommendations for changes and the additions to the drawing as suggested. January 9, 2017

**East Bay Master Plan Amendment 1-16**

Township PC Recommendation: Approval by Township Board

GTCPC Recommendation: In accordance with the Zoning Enabling Act and having considered neighboring zoning and the County Master Plan, the County Planning Commission concurs with the Township Planning Commission's proposed action. Approved unanimously.

Township Action: Approved Resolution 2017-1 regarding Master Plan Amendment #1-16. January 9, 2017

**Benzie County Master Plan Review**

GTCPC Action: The Grand Traverse County Planning Commission reviewed the proposed Benzie County Master Plan pursuant to the Michigan Planning Enabling Act at its meeting on December 20, 2016. As required by the Act, the Grand Traverse County Planning Commission considers the proposed master plan to be consistent with the master plans of adjacent municipalities in Grand Traverse County and the Grand Traverse County master plan. Furthermore, the Planning Commission offers the following comments:

1. Overall the Plan is very well done, comprehensive and achievable, recognizing its agriculture and resort roots and attributes.
2. The Plan includes an impressive amount of research and discussion, particularly around housing and transportation. There appears to be an opportunity for more regional approach for public transit with greater cooperation between BATA and the Benzie Bus system.
3. There doesn't appear to be any mention of water protection initiatives for the Lake Michigan shoreline.
4. Also, in light of the compact created to preserve Great Lakes waters from "taking" by other governments for their own water systems, perhaps this might be an addressable point within the Plan.
5. It's recommended that the Planning Commission consider coordinating land use and transportation strategies with the County's Road Commission.

Approved unanimously.

County Action: Adopted January 19, 2017.