

**Bear Creek Township Planning Commission/Bear Creek Township Board Joint Meeting
October 2, 2019**

- I. Called to order at: 6:05 p.m.
- II. Roll Call
 - a. **Planning Commission:** Brown, Coveyou, Mays, Kendziorski, Urman
 - i. Absent: Olliffe
 - ii. Haven entered at 6:10 p.m.
 - b. **BCT:** Nowland, Golding, Keiser, Kendziorski
 - i. Hoffman entered at 6:45 p.m.
- III. Visitors: Tammy Doernenburg, Mathew Cooke, Kathy Egan, Jennifer Neal
- IV. Welcome and Introductions
 - a. Kathy Egan introduced Jennifer Neal. She is new to Networks Northwest and is from Bear Creek Township.
- V. Review Proposed Agenda
 - a. Tonight's meeting will serve as a review of chapters 7-9. Any comments will be taken into account by Networks Northwest.

Haven entered at 6:10 p.m.

- VI. Review of Master Plan Chapters 7-9
 - a. **Chapter 7: Housing**
 - i. In regards to the section titled "Housing Units", Keiser asked if the 79% includes Bay View.
 - 1. Cooke clarified that it does include Bay View.
 - 2. Bay View is over 10% of the stock in Bear Creek Township. The question was raised: can we pull that number out of the total statistic to make a more accurate portrayal of the housing needs of the township?
 - ii. Cooke clarified that the 2014 data in Chapter 7 needs to be updated. There is set of 2019 information we can put in.
 - iii. In regards to the section titled "Housing Purchase and Rental Values", Keiser pointed out that the rental averages are skewed. They read an average of \$500-1000 a month, when in reality, this area shows an average of \$850-1300.
 - iv. In regards to the section titled "Housing Affordability in Emmet County", Brown pointed out that the second bullet point should read "Emmet County" rather than "Antrim County"
 - v. Coveyou asked if the new data cannot get put in in time, is there another source of data we can use that would be more accurate?
 - 1. Keiser asked if we can use the chamber's data?
 - b. **Chapter 8: Transportation**
 - i. In the section titled "Safety Issues", the sub-section "Railroad Crossing Warning Deficiencies" should include Evergreen Trail.
 - 1. Clarification that it should be Ecker Rd, because that is what is shown on the map.
 - ii. In the section titled "Safety Issues", in the sub-section "Poor Roads Geometrics", the following intersections should be added:
 - 1. Lears Rd and Howard Rd
 - 2. Highway 131 and Howard Rd
 - 3. Intertown Rd and Highway 131
 - iii. In the section titled "Safety Issues", in the sub-section "Vision Obstruction", Maplewood Rd and Mitchell Rd should be added

- iv. In the section titled “Access Management”, it needs to be clarified that the Access Management Plan was adopted by Bear Creek Township
 - 1. Coveyou also would like to see some wording go in this section about the new developments near Anderson and the highway. This wording should clarify that access to the new developments should come from Anderson, not the highway.
- v. In the section titled, “Context Sensitive Design”, Mays recommended we remove the portion at the end about extending Atkins to the college to be completed in 2012, because the project is complete.
- vi. In the section titled “Non-Motorized Transportation”, Mays and Doernenburg pointed out that the term “Northwestern State Trail” needs to be updated.
 - 1. Also in this section, Coveyou would like to capture the idea of new housing developments being tied to walkable and bikeable trails. Can we capture what that trail system would look like?
 - a. In the Master Planning stage, these developments could include trails in their plans.
 - 2. This could either be in the section titled “Connections” or in “Non-Motorized Transportation”.
 - 3. It is listed as a recommendation, but we could make stronger wording. The goal would be to not only get individuals to developments but also into the city and such.
 - 4. In the long run, this is something we would like developers to put into their plan. Is this something we will want to encourage between the developments or require?
- vii. In the section titled “Public Transit”, Urman pointed out that Emmet County committed to funding for another year. Do we want to update the dates there?
- viii. In the section titled “Traffic and Road Connections”, Brown asked what AADT stands for. (Clarification from Cooke: Annual Average Daily Traffic)
 - 1. In the following paragraph, he also clarified that the full title should include “Bay Bands”. It should read “Little Traverse Bay Bands of Odawa Indians”.
 - 2. Also in this section was language about the “bypass” around Petoskey. Perhaps we could add more language here about the best way to get from the east to the south side of Petoskey.
- ix. In the section titled “Recommendations”, Doernenburg suggested that we add that although the Access Management Plan was adopted, we need to update the zoning ordinance to reflect the access management principles.
 - 1. Also in the “Recommendations” section, Keiser pointed out that we should remove the extension of McDougal to Northmen Drive because that has been completed

Hoffman entered at 6:45 p.m.

c. Chapter 9: Infrastructure

- i. In the section titled “Public Water and Sewer Utilities”, the second paragraph, Keiser suggested a rewording.
- ii. Coveyou asked if the numbers are all accurate for this section- clarification that they are.
- iii. In the section titled “Broadband”, there should be a reference to fiber! Truestream is being installed across Bear Creek Township... this is a fiber to home service that should be highlighted in this plan.
 - 1. Do we have a map showing access to broadband in Bear Creek?
 - a. No, but, between Charter and Truestream, about 95% of Bear Creek will have highspeed

2. For accuracy, the Master Plan should clarify broadband or fiber.

VII. Upcoming Meetings: October 23, 2019 at 6:30 p.m.

VIII. Other Business:

- a. MTA is hosting a class about Future Land Use in mid-November. Kendziorski stated that if anyone wants to go (from the Board or Planning Commission), they are welcome to.
- b. Doernenburg suggested making the Master Plan more of a magazine style document.
- c. At the Emmet County Citizen Planner class, Brown learned that some planning commissions look at the Master Plan yearly.
- d. Keiser announced the Emmet County Chapter MTA meeting is on Oct 16th at 6pm. The Township Board is inviting the Planning Commission because the speaker for the evening will be speaking about event barns.

IX. Adjournment: 7:00 p.m.

Respectfully Submitted,

Emma Kendziorski

Emma Kendziorski, Township Clerk