

APPROVED AS PRESENTED

**GLEN ARBOR TOWNSHIP
Zoning and Planning Commission
Glen Arbor, MI 49636**

August 5, 2003

REGULAR MEETING

The meeting of the Glen Arbor Zoning and Planning Commission was called to order by Chairman Lance Roman in the Glen Arbor Town Hall Meeting Room at 7:30 p.m. Those present were: Lance Roman, John Pepler, Kent Kelly, Jim Seeburger, Bill Olson, Bill MacLachlan and Terry Gretzema. Frank Wilcox was absent.

APPROVAL OF AGENDA

August 5, 2003 Z & P Agenda

Agenda approved with the following additions:

1. "Map Review" was added under New Business
2. "Cleveland Master Plan" as added under New Business

CHANGES OR DELETIONS TO MINUTES:

July 1, 2003 Regular Meeting

Jim Seeburger moved to approve the minutes as presented and John Pepler seconded - all in favor.

CORRESPONDENCE - Lance Roman

1. Suzanne Wilson has stepped down from Z & P due to health issues.
2. County Staff Report was received
3. A letter from Linda Ihme of Glen Arbor Outdoor, dated June 12, 2003 was received.

TOWNSHIP BOARD REPORT - Kent Kelly

Kent Kelly gave a synopsis of the Regular Township Board meeting held on July 15th, 2003. See the Glen Arbor Township web site or a copy of the Township Board minutes in the Glen Arbor Township Hall.

ZONING ADMINISTRATOR'S REPORT AND SITE PLAN REVIEW

Bob Hawley noted that he had issued 6 land use permits in the month of July 2003:

<u>OWNER</u>	<u>CONTRACTOR</u>	<u>LAND USE</u>
G.A. Fire Department	Owner	Temporary Sign
Larry Jackson	Rod Geers	2-Story Addition
Mike Sutherland	Sutherland Const.	Garage Addition
John Dodson	Owner	Single Family Residence
Paul Maurer	Paul Maurer Const.	Entryway Addition
Diana & David Rea	Silverwood Enterprises	Single Family Residence

ZONING BOARD OF APPEALS REPORT

John Pepler noted that there had been no hearing and none were scheduled

August 5, 2003

**REGULAR MEETING
Continued**

NEW BUSINESS

Zoning Map Review

Bonnie Quick has asked to have the maps looked over prior to having them laminated as there appear to still be a number of omissions. Lance noted that County would be redoing the whole map project within the year. Jim Seeburger moved to laminate the maps as is and John Pepler seconded – All in favor.

Cleveland Township Master Plan

Kent Kelly noted that he had received a final copy of the Cleveland Township Master Plan, which he will review.

OLD BUSINESS

Non-Conforming Structures Proposed Changes Review

The County has review the proposed changes and suggested the reference to the Zoning Board of Appeals (ZBA) be removed from the “Non-Conforming” section(s). The issue was discussed and it was agreed to delete any reference to the ZBA in the Non-Conforming sections under review as well as to delete section 11.2, 11.3C and 11.1.4. Jim Moved to delete the above 3 subsections and Bill MacLachlan seconded – All in favor.

Master Plan Update

Lance noted that he had spoken to Christie Fox from the DEQ who noted that G.A. Township is unofficially slated to receive \$28,000.00 in grant money for the Master Plan Update.

Terry noted that Phase 1 of the Master Plan is in progress and the upcoming Town meeting is scheduled for August 14, 2003. The meeting agenda was discussed.

PUBLIC COMMENT

Don Strachan presented a copy of his feelings/findings about the Glen Arbor Outdoor dumpsters. Lance noted that he had spoken to Linda Ihme about the dumpster lids and she has them on order from Waste Management who told her they would not have any available until the fall.

John H. Hoagland noted that he wants to get involved with the Glen Arbor Master Plan as he was involved in the Leelanau County Master Plan process and thought the County Plan went awry.

Wayne Koser of 7105 Arbor Pines presented pictures of a 500 gallon above ground gas tank at Bob Smith's house in Arbor Pines (next door to Wayne). Wayne is concerned about the potential environmental contamination specifically to the ground water. Wayne noted that he had already given copies of the pictures to the Zoning Administrator, Bob Hawley.

COMMISSION COMMENTS

None

ADJOURN

Bill MacLachlan motioned to adjourn at 9:50 p.m. and Jim Seeburger seconded - all in favor.

**Glen Arbor Township Zoning and Planning Commission
E-Mail Address
July 2003**

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John Peppler	<u>jpep@gtii.com</u>
Jim Seeburger	<u>djseeburger@yahoo.com</u>
Bill MacLachlan	<u>william@traverse.com</u>
Zoe Smith	<u>zoezone@earthlink.net</u>
Lance Roman	<u>rj@traverse.com</u>
Terry Gretzema	<u>tgretzema@chartermi.net</u>
Bob Hawley	<u>hawley@chartermi.net</u>
Suzanne Wilson	<u>suzanne225@chartermi.net</u>
Frank Wilcox	N/A
Bill Olson	<u>wjoglenarbor@aol.com</u>