

APPROVED AS PRESENTED

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

December 3, 2002

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 7:36 p.m. Those present were: Lance Roman, John Peppler, Bill MacLachlan, Jim Seeburger, Kent Kelly, Suzanne Wilson and Frank Wilcox. Paul Maurer and Bill Olson were absent.

December 3, 2002 Z & P Agenda

Lance noted that he had been informed by Paul Maurer that John Soderholm had removed Paul from the Zoning and Planning Commission, therefore, Paul's scheduled presentation of "Wellhead protection" will be deleted from New Business. Kent Kelly moved to approve the agenda as modified and Jim Seeburger seconded -- all in favor

CHANGES OR DELETIONS TO MINUTES:

November 6, 2002 Regular Meeting

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

CORRESPONDENCE – Lance Roman

1. A letter was received from Barbara Alldredge noting that she and her husband wished to have their property at 6764 West Harbor Highway, Glen Arbor, remain zoned R-2 and not changed to R-5.
2. A letter was received from Robert C. Weaver (Post Marked October 29th, 2002) requesting that the dual classification of his parcel (tax I.D. 006-122-017-40) be allowed to remain Commercial/Residential instead of being reclassified as all Residential. After discussion by the Z & P Commission it was decided that as Mr. Weavers objection was not received prior to the October 29th Special Hearing regarding Zoning Reclassification, to let the reclassification stand as decided at aforementioned Special Hearing.
3. A letter/Report was received from Trudy Galla of Leelanau County Planning Director, noting The Planning Commission's review of the Proposed Glen Arbor Township Zoning Reclassification project and their approval of same with minor corrections.

TOWNSHIP BOARD REPORT - Kent Kelly

Kent Kelly gave a synopsis of the Regular Township Board meeting held in November 2002. See Glen the 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 absent with no land use permit list submitted.
No Site Plans presented for review.**

ZONING BOARD OF APPEALS REPORT

John Peppler noted that no meetings were held and none are scheduled.

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NEW BUSINESS

None – See Approval of December 3, 2002 Agenda.

OLD BUSINESS

Review of Dumpster Letter

The final draft of the proposed Dumpster Ordinance letter was reviewed and approved.

Master Plan – Suzanne Wilson

Suzanne Broke the Old Master Plan down into sections and assigned sections to each Commission member to review and present update recommendations on. Lance noted that he had called Villican-Leman who had done the Master Plan in 1984. They, however, noted that they no longer have the Glen Arbor Township maps they did back then. An estimated cost of \$20,000.00 was given to do the updates to the current Master Plan.

John noted he would be Bonnie Quick to order the MTA book that explains what a Master Plan should cover.

Kent agreed to ask the Glen Arbor Township Board about a budget for the Master Plan.

Zoning Maps – Frank Wilcox

Frank noted that the updated Zoning Maps are ready to go to the Township Board for approval.

PUBLIC COMMENT

None

COMMISSION COMMENTS

- 1) Bill MacLachlan motioned that Basketball playing in the Township Hall during meetings should be banned – John Pepler seconded. Motion failed 3 to 4.
- 2) Bill MacLachlan noted that the recent changes at the Glen Arbor Amoco Station may require a change of use permit.

ADJOURN

Jim Seeburger motioned to adjourn at 8:43 p.m. and Frank Wilcox seconded - all in favor.

**Glen Arbor Township Zoning and Planning Commission
E-Mail Address
December 2002**

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John Peppler	<u>jpep@gtii.com</u>
Jim Seeburger	<u>djseeburger@aol.com</u>
Bill MacLachlan	<u>william@traverse.com</u>
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Suzanne Wilson	<u>suzanne225@chartermi.net</u>
Frank Wilcox	N/A
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