

APPROVED AS PRESENTED

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

June 3, 2003

SPECIAL 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 7:05 p.m. Those present were: Lance Roman, John Peppler, Kent Kelly, Jim Seeburger, Bill Olson, Suzanne Wilson, Frank Wilcox and Terry Gretzema. Bill MacLachlan was absent.

CORRESPONDENCE - Lance Roman

None

PROPOSED ZONING CHANGES/CLARIFICATIONS

Article 11 - Non-Conforming Uses

On the issue of clarifying the phrase; "does not increase the non-conformity" as it pertains to remodeling/enlarging an existing dwelling:

Sue Woodward questioned whether or not having 2 or more houses on a lot that according to current zoning should only have 1 house, would mean that she would not be able to increase the size of either house even though they are not in the set-back. John Peppler noted that as long as the homes are not in the setback the improvements would be allowed.

Mark Puchella, who lives in Traverse City, has a non-conforming cottage on Glen Lake. He had planned to build up and believes that he is in the set back. He noted that he believes his investment will be seriously impinged upon by this zoning change.

Linda Dewey noted that there is a house being built in Arbor Pines on a 50-foot lot that is going straight up on the original footprint - two stories. She notes this seems in contradiction to what John Peppler is stating is allowable and was directed to the Zoning Administrator - Bob Hawley.

Sue Woodward noted that she does not believe that the intent of the original wording of the Zoning Ordinance was to restrict the ability to build up over the original structure where part of the house in the set back. This was debated and the issue was not the idea of changing the Zoning Ordinance, but clarifying the language regarding this issue because it is ambiguous.

There was discussion regarding obtaining a variance and what the requirements were to have a Variance approved. This issue was hotly debated.

Janine Dean noted that she is totally in favor of the proposed Zoning Clarifications.

Linda Dewey questioned whether or not Z & P could postpone making a recommendation for another 30 days on this issue. Lance noted that after tonight's Z & P vote the changes will have to be passed by the Glen Arbor Township Board and then Leelanau County, so we are at least 60 days away from enacting these changes.

A roll call vote was called for:

John Peppler	Proceed	Frank Wilcox	Proceed
Kent Kelly	Proceed	Jim Seeburger	Proceed
Lance Roman	Proceed	Bill Olson	Proceed
Terry Gretzema.	Proceed	Suzanne Wilson	Proceed

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**SPECIAL MEETING
Continued**

Suzanne suggested that all suggestions regarding this issue be submitted in writing and Sue Woodward noted that this sounds like big government to her.

John Pepler moved to approve the proposed changes including eliminating F of Section 11.3 (while moving the section on the 18 month clause to 11.3.D.) Jim Seeburger seconded - all in favor.

John moved to adjourn the Special Meeting at 8:45 p.m. and Jim Seeburger seconded - all in favor.

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June 3, 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 8:46 p.m. Those present were: Lance Roman, John Pepler, Kent Kelly, Jim Seeburger, Bill Olson, Suzanne Wilson, Frank Wilcox and Terry Gretzema. Bill MacLachlan was absent.

APPROVAL OF AGENDA

June 3, 2003 Z & P Agenda

Agenda approved as presented.

CHANGES OR DELETIONS TO MINUTES:

May 6, 2003 Regular Meeting

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

CORRESPONDENCE - Lance Roman

1. Lance noted that the MTA is offering a Workshop on "The Masterplan" and that Z & P has money in the budget. Zoe will be the contact for anyone interested in going to the workshops.

TOWNSHIP BOARD REPORT - Kent Kelly

Kent Kelly gave a synopsis of the Regular Township Board meeting held May 20, 2003 and the Special Meeting on the 28th. 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 noted that he had issued 1 land use permit in the month of May 2003:

OWNER

Mildred Clemeson

CONTRACTOR

Paul Maurer

LAND USE

Single Family Residence

ZONING BOARD OF APPEALS REPORT

John Pepler noted that a hearing was held on May 21, 2003 for the Brammer Property on Fisher Lake and a visit to the property showed that there was more property than the survey showed and, therefore, no variance was needed.

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**REGULAR MEETING
Continued**

NEW BUSINESS

None.

OLD BUSINESS

Master Plan -- Consultant Update - Terry Gretzema

Mark Wyckoff had left some material with questions regarding what G & A wants in a masterplan. Bill Olson went over the material briefly for the people who were not at the meeting with Wyckoff. The various aspects of the project were discussed and options were chosen. Terry Gretzema will send this data to Mark Wyckoff.

PUBLIC COMMENT

Donald Strachan - commended the Board for their efforts to do something about the garbage situation on the Ihme commercial property (Glen Arbor Outdoor) next door to his dwelling on State Street. He then produced pictures of the Ihme property in question and requested further action by Zoning and Planning. Lance Roman noted that he would talk to Bob Hawley, John Soderholm, and Linda Ihme about this issue.

COMMISSION COMMENTS

None

ADJOURN

Jim Seeburger motioned to adjourn at 9:40 p.m. and Suzanne Wilson seconded - all in favor.

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

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