

UNAPPROVED

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

May 6, 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 7:31 p.m. Those present were: Lance Roman, John Peppler, Bill MacLachlan, Kent Kelly, Jim Seeburger, Bill Olson, Suzanne Wilson and Terry Gretzema. Frank Wilcox was absent.

APPROVAL OF AGENDA

May 6, 2003 Z & P Agenda

Bill MacLachlan noted that as Bob Hawley was present that Bob should be the presenter under "Old Business – Non –conforming uses. John Peppler noted that "Street Vending Regulation" was under both "New Business" and "Old Business" and should be removed from "New Business". Kent Kelly moved to approve the agenda as amended and Jim Seeburger seconded – all in favor.

CHANGES OR DELETIONS TO MINUTES:

April 1, 2003 Regular Meeting

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

CORRESPONDENCE – Lance Roman

1. Lance noted that he had received 4 separate letters from residents of Brooks who would like to see their road on road paving priority list. Zoe was instructed to send a letter to the 4 parties noting that Brooks Road will be placed on the Road Paving Priority List.

TOWNSHIP BOARD REPORT - Kent Kelly

Kent Kelly gave a synopsis of the Regular Township Board meeting held April 15, 2003. 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 2 land use permits in the month of April 2003:

<u>OWNER</u>	<u>CONTRACTOR</u>	<u>LAND USE</u>
Chuck Andrews	Timberidge Construction	Single Family Residence
Roger and Jan Bauer	Silverwood Enterprises	Single Family Residence

Bob also noted that he had received complaints about a residence on Fisher Point that has been under construction for almost 50 years. This was discussed by the Commission and given that the residence in question predates Zoning and/or Land Use permits and it falls under the Grand Father clause. Also, the owner is continuing to work on the property so there is nothing that can be done legally.

ZONING BOARD OF APPEALS REPORT

John Peppler noted that an appeal is scheduled for May 21, 2003 for the Brammer Property on Fisher Lake. They are asking for a variance to build an addition 3.8 feet into the 40-foot lakefront setback. The issue was discussed and given that the property in question is over an acre there is no discernable hardship – there is plenty of room on the property to use to increase the size of the home.

May 6, 2003

NEW BUSINESS

Road Paving Alternatives – Brooks Road

See: Correspondence

The Road Paving Priority list was changed to include Brooks Road and Kent Kelly agreed to submit the new recommendation to the Glen Arbor Township Board: 1. Bay Lane, 2. Fisher Road, 3. Sunset, 4. Brooks Road and 5. Cheney Road.

OLD BUSINESS

Non-conforming uses – Bob Hawley

Bob noted the following topics need definitions or a refinement of definitions:

Architectural Elements

Home Occupation

Signs

Schools & Churches

Bob also suggested that the section on Non-conforming uses be refined to include height restrictions on additions/rebuilds.

Lance stated he would compose suitable verbiage and send it out to Z & P members. John Pepler motioned to have a public hearing scheduled ASAP to attend to these issues and Jim Seeburger seconded – all in favor. Zoe agreed to publish for a public hearing in the May 15th and May 29th, 2003 issues of the Record Eagle on June 3rd, 2003 at 7:00 p.m. in the Glen Arbor Township Hall. Lance noted that he would forward wording for the Public Hearing Notice.

Street Vending Regulation – John Pepler

John opined that he believed that the Street Vending issue should be tabled until the fall, as there appears to be no immediate need to consider this issue.

Master Plan – Terry Gretzema

Lance noted that he had been contacted by a DEQ representative, Christy Lee Fox, in response to the Grant submitted in April 2003. He met with the representative on May 5, 2003 and suggested that since Empire Township is also applying for a DEQ grant to update their Master Plan, that Glen Arbor could conceivably work with Empire Township on many aspects of the Master Plan process to reduce costs and increase continuity between the Townships. Lance noted the DEQ representative was very interested in this concept.

Terry noted that Mark Wyckoff is scheduled to give a presentation regarding his vision for the Glen Arbor Township Master Plan on May 28, 2003 at 7:00 p.m. in the Glen Arbor Township meeting room. Lance will extend an invitation to attend to a representative of the Empire Township Zoning and Planning Commission. Zoe will post the appropriate notices for the special meeting.

PUBLIC COMMENT

No Public present.

COMMISSION COMMENTS

Jim Seeburger noted that he has a new E-mail address; djseeburger@yahoo.com.

ADJOURN

Jim Seeburger motioned to adjourn at 9:26 p.m. and Suzanne Wilson (the Birthday Girl) seconded - all in favor.

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

Kent Kelly	<u>kentkgl@chartermi.net</u>
John Pepler	<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>gramjoan@freeway.net</u>
Suzanne Wilson	<u>suzanne225@chartermi.net</u>
Frank Wilcox	N/A
Bill Olson	<u>wjoglenarbor@aol.com</u>