

APPROVED AS PRESENTED

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

June 5, 2001

REGULAR MEETING

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

June 5, 2001 Z & P AGENDA

Kent Kelly requested the addition of the proposal from the National Park Service to New Business. Kent Kelly moved to approve the agenda as amended and Jim Seeburger seconded – All in favor.

CHANGES OR DELETIONS TO MINUTES:

May 1, 2001 meeting

John Pepler moved to approve the minutes as presented— Jim Seeburger seconded. All in favor.

CORRESPONDENCE – John Pepler for Lance Roman

- 1) The National Park Service was sent a letter noting the most vulnerable canoe launch sites as determined by the Z & P Committee.
- 2) The Glen Arbor Township Clerk, Bonnie Quick, had submitted the “Applications for Site Plan Review” and asked that Z & P look it over. They were given to the Zoning sub-committee for review.
- 3) A picture of the new Homestead Resort sign (on M-22 just south of Wild Flowers) was submitted by a local resident with questions as to whether it conforms to the new sign ordinance. Bob Hawley agreed to look into the matter.
- 4) A draft of the Leelanau County Soil Erosion and Storm Water Runoff Control ordinance was received and passed on to the Transportation sub-committee.

PUBLIC COMMENT

Jeanine Dean noted an article in the Record Eagle of Thursday May 31, 2001 which reported that 200+ housing units with separate septic have been approved for the Homestead Resort property between Lake and State Streets. It was noted by several commission members that the actual number is 44 home sites. It was suggested that Mrs. Dean call Stacey Smith at the Record Eagle and protest the inaccuracy of their reporting. Paul Maurer noted that, in 23 years, he has NEVER been accurately quoted by the above mentioned paper.

John Pepler read an information bulletin from the Homestead Resort, which noted that the necessary permits for 44 of a Possible 204 housing units have been obtained.

Mrs. Dean noted that she would call the Record Eagle and draw their attention to their poor reporting.

TOWNSHIP BOARD REPORT – Kent Kelly

Kent gave a synopsis of the April 17, 2001 Township Board Report referring those interested to the copy in the Township office.

The June 1st, 2001 report is as follows:

- 1) The Township has received a packet of information on the possible future uses of the National Park lands and a request for input from Z & P. Kent had copies for all Z & P members to review, which will be discussed at the next meeting.
- 2) Discussion ensued regarding the streetscape project and the hold up of State funding on the project due to some minor errors on the plans.
- 3) Review of National Park Service concerns regarding the canoe launch sited on the Crystal river was discussed as well as the Z & P letter sent. No reply has as yet been received from NPS.

June 5, 2001

ZONING ADMINISTRATOR'S REPORT -- Bob Hawley

Bob Hawley noted that he had issued 2 building permits.

Bill MacLachlan noted a possible violation of the Lighting Ordinance and Kent Kelly noted a possible violation of the Sign Ordinance – both of which Bob Hawley agreed to investigate.

ZONING BOARD OF APPEALS REPORT—John Pepler

Two hearings are scheduled regarding set back issues and requests for variances.

1) An existing dwelling wishes to build a garage, which will encroach on the road right of way.

2) A new construction is requesting a variance in order to build 8' away from one property line.

Both situations were discussed.

NEW BUSINESS

National Park Service – Canoe Launch on Crystal River

See above under correspondence.

Big Foot – Kent Kelly

Kent proposed an ad hoc committee to review this issue and produce a potential proposal. Discussion ensued regarding the potential complexity of addressing this issue. Kent offered to bring back information on this issue from the August MI Society of Planners meeting in Traverse City.

OLD BUSINESS

Zoning Map Review – Bob Price

The latest list and the new map was reviewed. The issue of notification of property owners and surrounding property owners was discussed.

SUB COMMITTEE REPORTS

Zoning

Will review new forms (application for site plan review) from Bonnie Quick.

Transportation

Will review soil erosion report.

Master Plan

Resting

Capital Improvements

No recent meeting.

COMMISSION COMMENTS

Kent Kelly noted that the Michigan Society of Planning meeting was very informative.

Jim Seeburger motioned to adjourn at 9:02 p.m. and Bill MacLachlan seconded. All in favor.

**GLEN ARBOR TOWNSHIP
ZONING AND PLANNING COMMISSION**

**SUB-COMMITTEE MEMBERS
AS OF APRIL 2000**

ZONING SUB-COMMITTEE

**Lance Roman
Kent Kelly
Ted Lowry
John Pepler
Jim Seeburger**

TRANSPORTATION SUB-COMMITTEE

**Ted Lowry
Paul Maurer
Laura Aylsworth Bonselet
Frank Wilcox**

MASTER PLAN SUB-COMMITTEE

(Maps & Updating)

**Ted Lowry
Jim Seeburher
John Pepper
Frank Wilcox**

CAPITAL IMPROVEMENTS SUB-COMMITTEE

**Bill MacLachlan
Paul Maurer
Jim Seeburger**