

APPROVED AS PRESENTED

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

September 4, 2001

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 7:35 p.m. Those present were: Lance Roman, John Peppler, Ted Lowry, Jim Seeburger, Kent Kelley, and Frank Wilcox. Paul Maurer and Bill MacLachlan were absent.

September 4, 2001 Z & P Agenda

Lance Roman requested the addition of "Beech Tree Lodge" to the Zoning Administrator's Report. Jim Seeburger moved to accept the agenda as amended and John Peppler seconded – All in favor.

CHANGES OR DELETIONS TO MINUTES:

August 7, 2001 Regular Meeting

Jim Seeburger moved to accept the minutes with corrections and Kent Kelly seconded. All in favor.

CORRESPONDENCE- Lance Roman

- 1) General information from Leelanau County regarding the proposed law enforcement facility in Suttons Bay Township.
- 2) Mamie Day and Pete Levine sent a letter stating that they oppose Big Foot construction.
- 3) The Friends of the Crystal River sent a letter regarding the proposed Crystal River Overlay Zoning Ordinance and included a couple of sample ordinances from other townships.

TOWNSHIP BOARD REPORT – Kent Kelly

- 1) Kent Kelly noted that the G.A. Township Board had a special meeting on August 14th to discuss long-term solution for a joint Glen Arbor/Empire rescue department.
- 2) Kent noted that at the regular Board meeting the following issues were discussed:
 - A) The contract with North Flight and finding a paramedic for the G.A. Fire Department Staff.
 - B) Acquiring new Fire Hall property for \$375,000 – there is already a \$100,000 matching fund.
 - C) The G.A. boat ramp is overloaded with approximately 55 boats a day using the facility.
 - D) Township Board salary increases. They are looking to create a committee to make recommendations.

ZONING ADMINISTRATOR'S REPORT– Bob Hawley

- 1) Bob noted that he issued 8 building permits since the last Z & P meeting (see attached).
- 2) Bob discussed/reviewed Off Street parking with the business on Lake Street:
Cherry Republic was 1 over, The Glen Lake Artists were in compliance and The Arbor Light created 14 angle parking spaces by moving the sidewalk and they only need 7
- 3) Bob Turney presented the Glen Arbor Artists Association Site Plan Review and discussion followed. Bob Hawley noted no known violation in the existing plans. John Peppler Motioned to approve the plans as presented and Jim Seeburger seconded.
- 4) Ray Kendra for Bill Duff was a no show
- 5) Bonnie requested approval of the New "Glen Arbor Township Application". It will be sent out with the minutes next month.
- 6) Bob Hawley noted that the permit pulled for the "Beech Tree Lodge" was a single-family residence. The owners have since advertised that they will be holding cooking classes. The structure is still under construction. Herb Kramps noted that the Glen Lake Association Attorney called it a business. Lance noted that until a violation exists that not much can be done. Bob Marth noted that 49 of the neighbors signed a petition against this operation. 7842 South Glen Lake Road in the Location – see

attached.

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

Page 2

September 4, 2001

ZONING ADMINISTRATOR'S REPORT– Bob Hawley (continued)

Lance Roman noted that Bob Hawley would be responsible for enforcing zoning ordinances. Bob Hawley noted that he can't see a violation stemming from renting out your property regardless of what you choose to call it.

Lance agreed to draft a letter to the G.A. Township Board requesting a legal opinion of the nature of this proposed Lodge.

The public raised issues regarding parking and handicap access.

John Peppler motioned to have Lance send a letter to the Township Supervisor and Jim Seeburger
Seconded – All in favor.

OLD BUSINESS

Zoning Map Review

Frank Wilcox noted that he and Bob Price have met and sent the proposed changes in to Leelanau County and will receive the corrected maps back by the next Z&P meeting.

Zoe Smith noted that it is slow going in trying to find all the affected properties as some of them have been combined with others since the old maps were issued and it is just a matter of having the Township Assessor try to track down the changes as they are identified.

NEW BUSINESS

Big Foot – Kent Kelly

Kent passed out a handout on the Big Foot Ordinances in place in all of Leelanau County Townships as well as several other Townships in Michigan. Kent noted he would like to have a special work group to review this. John Peppler, Paul Maurer and Ted Lowry volunteered.

SUB-COMMITTEE REPORTS

Zoning

Lance Roman discussed adding "Off Premises Signs" to Section 4.12.8 as a prohibited sign.

Transportation

Neutral

Master Plan -

Ted Lowry noted that they are planning for an October 2001 start date.

Capital Improvements -

Have not met.

PUBLIC COMMENT

Herb Kramps thanked Lance and the rest of Z&P for addressing the Beech Tree Lodge issue.

COMMISSION COMMENTS

Kent noted that he wants to place "Site Condo Review" process under New Business for the Next meeting as an addition to the Zoning Ordinances. Kent also noted that he had done a "Ride Along" with Leelanau County Deputy Beaker and highly recommends this experience.

Jim Seeburger motioned to adjourn at 9:24 p.m. and John Pepler seconded. All in favor.