

CORRECTED

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

August 7, 2001

REGULAR MEETING

The regular 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 7:32 p.m. Those present were: Lance Roman, Frank Wilcox, Jim Seeburger, Bill MacLachlan, Kent Kelly, Ted Lowry, Paul Maurer and John Pepler. No one was absent.

August 7, Z & P AGENDA

Kent Kelly requested the addition of the Sign Ordinance under old business and Bill MacLachlan requested the addition of off street parking on Lake Street under old business. Jim Seeburger moved to approve the agenda as amended and Kent Kelly seconded – All in favor.

CHANGES OR DELETIONS TO MINUTES:

July 3, 2001 meeting

Ted Lowry moved to approve the minutes as presented and Jim Seeburger seconded. All in favor.

CORRESPONDENCE – Lance Roman

- 1) Bonnie Quick has reported that Z & P could get free Township Maps from County and Lance noted that he would write a letter to the G.A. Township Board requesting that they request this service from County.
- 2) Leelanau County Planning sent literature regarding model "Open Space Zoning Ordinances."
- 3) The State sent The Zoning News, which has census maps showing the gains in population for, among others, our County.

TOWNSHIP BOARD REPORT – Kent Kelly

Kent noted the following from the recent Glen Arbor Township Board Meeting:

- 1) The contract with the Empire EMS went into effect July 5th, 2001. And, the G.A. fire chief notes that parking on Lake Street seriously impedes Emergency vehicle movement.
- 2) The new fire hall property acquisition is proceeding as Mr. Kuras has accepted a lower appraisal.
- 3) New ordinances are coming from County regarding Septic Tanks and Fields.
- 4) The Bridge at the Mill on M-22 is to be completely rebuilt.
- 5) M-DOT has finally approved the Lake Street Streetscape plans.
- 6) A special Board meeting on August 3rd resulted in the G.A. Board rejecting a 40 mph recommendation and, instead, requesting a posting of an advisory 25 mph limit.

ZONING ADMINISTRATOR'S REPORT -- Bob Hawley

Bob Hawley noted that he had issued 7 land use permits – see attached.

ZONING BOARD OF APPEALS REPORT—John Pepler

No meetings and none scheduled.

OLD BUSINESS

Zoning Map Review – Frank Wilcox

Frank noted that progress is being made though it is a slow and tedious process.

Sign Ordinance – Kent Kelly

Kent noted that section 4.12.8 of the Sign Ordinance does not specifically address off site signs and Kent believes that we need to add Off Site signs to the prohibited sign list. Lance noted that he would bring model verbiage for review at the next Z & P meeting.

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OLD BUSINESS - CONTINUED

Lake Street Parking – Bill MacLachlan

Bill noted that almost all businesses on Lake Street have gone through a change of use but that none of them have been reevaluated regarding the current parking needs. Bill believes that all businesses should be required to have obvious, accessible and adequate parking. There has been no enforcement of the existing zoning laws as they apply to businesses that have undergone significant changes over the past few years. Discussion ensued regarding the feasibility of enacting changes.

Bob Hawley noted that he would be willing to talk to the Lake Street business owners regarding their thoughts on the parking issue. Bill MacLachlan motioned to give Bob Hawley authority to discuss the off street parking issue on Lake Street with the Lake Street Business owners and John Pepler seconded – All in favor.

NEW BUSINESS

Big Foot – Kent Kelly – See attached

Kent Kelly and Ted Lowry had worked out a proposal regarding the Big Foot issue and passed out handouts to those present. Kent noted that he had checked with a number of other townships (i.e. Empire Township allows 25% of lot space for of building footprints in residential areas) in formulating the presented proposals. Discussion ensued with Bill MacLachlan noting that a 30% footprint allowance across all residentially zoned lots would be very restrictive to smaller lots. Paul Maurer noted that there might be taxation issues with these added restrictions attached to a parcel.

Kent motioned to adopt the 30% maximum building footprints allowable per lot. Paul noted that he believed that more research needed to be done before Z & P acted. John noted that he would like to see more research done. Frank Wilcox seconded the motion and Kent Kelly requested a roll call vote:

FOR	AGAINST	ABSTAIN
Ted Lowry	Jim Seeburger	Lance Roman
Kent Kelly	Bill MacLachlan	
Frank Wilcox	Paul Maurer	
	John Pepler	

Paul Maurer motioned to do more research on the Big Foot issue in regards to land occupancy and taxation and John Pepler seconded.

FOR	AGAINST	ABSTAIN
Jim Seeburger	Ted Lowry	Lance Roman
Bill MacLachlan	Kent Kelly	
Paul Maurer	Frank Wilcox	
John Pepler		

Kent noted that he would continue with researching the issue. Ted suggested that those who opposed Kent's motion should do more research.

Kent explained the second Big Foot issue regarding how the height of a building on a lot with a 10' side and back setback impacts the adjacent property owners. Discussion ensued regarding the consequences of the proposal when combined with the required setbacks already in place.

Kent motioned to approve section 2 of the Big Foot proposal regarding setbacks (see attached) and Frank Wilcox seconded:

FOR	AGAINST	ABSTAIN
Ted Lowry	Jim Seeburger	Lance Roman
Kent Kelly	Bill MacLachlan	
Frank Wilcox	Paul Maurer	
	John Pepler	

Lance suggested that section 2 of the Big Foot Proposal be included in the research on section 1.

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PUBLIC COMMENT

Frank Haggerty noted his support of the 30% footprint proposal as he has homes in both 15% and 25% allowable footprint parcels. He also noted that he believed that Paul Maurer, as a contractor, should not have voted on the Big Foot issue.

Jeanine Dean questioned how the "Conflict of Interest Statement" (which all members of Z & P signed) applies to Paul Maurer being a building contractor? Lance Roman explained that when a member of Z & P is directly involved in an isolated issue, of course, they would abstain. But, given that the construction industry in Glen Arbor Township is not likely to be noticeably impacted regardless of the proposal passing or failing it would not further the personal interests of Paul Maurer one way or the other.

John Spring noted his support for both proposals AND more research.

Herb Kramps noted his support for both Big Foot proposals.

SUB COMMITTEE REPORTS

Zoning

Nothing to report

Transportation

Neutral

Master Plan

Tel Lowry noted that they are scheduled to meet in October 2001.

Capital Improvements

No recent meeting.

FRIENDS OF THE CRYSTAL RIVER –Barbara Weber

In regards to the Model ordinance for Crystal River developments which they submitted several meetings previous, Barbara would like to know when their suggestions will be reviewed – specifically the proposed Overlay Zoning district for the Crystal River? Lance Roman explained that the Z & P Commission is still working on issues that were on the table prior to the presentation of the Overlay Zoning Proposal and when some of the existing projects are finalized then Z & P will be open to taking on new projects.

COMMISSION COMMENTS

Ted Lowry and Kent Kelly noted that they had attended an MTA class on Z & P that was very informative. Kent also noted that there will NOT be a Big Foot meeting scheduled for this year in Traverse City, as he had previously believed.

Kent Kelly Motioned to adjourn at 9:05 p.m. and Jim Seeburger seconded. All in favor.

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**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**