

APPROVED

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

October 1, 2002

REGULAR MEETING

The 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 7:30p.m. Those present were: John Pepler, Kent Kelly, Suzanne Wilson, Bill Olson and Frank Wilcox. Lance Roman, Paul Maurer, Bill MacLachlan, Jim Seeburger and were absent.

October 1, 2002 Z & P Agenda

Bonnie Quick, the Glen Arbor Township Recording Secretary, was added under "Correspondence" to show a web site dedicated to Zoning Maps. Suzanne Wilson moved to approve the agenda with the addition and Kent Kelly -- all in favor

CHANGES OR DELETIONS TO MINUTES:

September 3, 2002 Regular Meeting

Kent Kelly moved to approve the minutes of the previous meeting as presented and Frank Wilcox seconded -- all in favor

CORRESPONDENCE - John Pepler

1. A petition signed by 38 people living on Lake Street and Sheridan Lane was received protesting the proposed LeBear development. Kent agreed to take a copy to the G.A. Township Board.
2. A petition signed by 17 people on Cheney Road was received protesting the proposed paving of Cheney Road.
3. A letter was received from Robert and Margaret King noting numerous reasons FOR paving Cheney Road.
4. Bonnie Quick demonstrated how to access Leelanau County Community Center's website which has a copy of the Glen Arbor Zoning Map in highly accessible form: "liaa.org/leelanau/government". This site also has a link to the Glen Arbor Township web site.

TOWNSHIP BOARD REPORT - Kent Kelly

Kent Kelly gave a synopsis of the Regular Township Board meeting held on the 17th of September 2002 and the special meeting held on September 24, 2002 to review bids for the New Emergency Facility. 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-

Bob Hawley submitted a list of the 4 land use permits he had issued in August 2002:

Owner	Contractor	Project
1) Joan Kramps	Chuck Wepking	Garage Addition
2) James & Sharon Doyle	Third Coast Builders	Residential Addition
3) Mike and Melissa Dow	MAC Custom Homes	Residential Addition
4) Trish Riley	Rodney Riley	Carport Addition

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ZONING ADMINISTRATOR'S REPORT Cont.

Site Plan Review – Proposed Fire hall

John Solderholm had a pictorial rendition of the New Emergency Services Facility. He also noted that the communications tower must either move with the new facility or to an alternate site.

Bob Hawley noted that article 4 of the Zoning Ordinance would require a variance for the moving of the Tower.

Suzanne Wilson moved to approve the site plan and Kent Kelly seconded – All in favor.

ZONING BOARD OF APPEALS REPORT

John Peppler noted that no meetings were held and none are scheduled.

NEW BUSINESS

Kent Kelly noted that Mr. Strachan, who lived next door to Mr. Bob Ihme's Commercial Property on State Street in Glen Arbor, sent a letter and a series of pictures complaining about the visibility of commercial dumpsters on not only Mr. Ihme's property but in the rest of Glen Arbor as well.

Bill Olson, Bill MacLachlan and Frank Wilcox will form a committee to look at this issue – Bill Olson is to chair the committee for the next meeting.

OLD BUSINESS

Road Maintenance and Repair List

Kent Kelly noted that Jim Johnson, the engineer for Leelanau County did not recognize any unusual safety issues on Cheney Road. John Depui noted no emergency services access issues with Cheney Road. John Peppler noted that he believed that the County Road Commission should review the Glen Arbor Township road paving priority list. Kent noted that he had driven Cheney Road today and that Cheney Woods Trail is in worse shape than Cheney Road.

The issue was discussed with Bob Hawley noting that paving negates the need for brining which has a negative environmental impact.

Brad Reed of Cheney Woods Trail noted that the people living on Cheney Woods Trail must use Cheney Road to access their road and that the speed limit on Cheney Road is 55 MPH whereas it is 25 MPH on Cheney Woods Trail. The petition FOR paving Cheney Road has 27 signatures. He believes that Cheney Road should be paved due to safety issues, noting that in the past year there were at least 3 days when the school bus would not go down Cheney Road because of poor road conditions. He also noted that he has had to replace the front end on his vehicle twice in the past year.

John Lesperance of Cheney Road noted that the road is in fine shape now and he fails to see the benefit of paving. He believes that the amount of speeding will increase if the road is paved.

Ed Loznak questioned whether or not the residents along a road get to decided if it gets paved or not? He is in favor of paving the road.

Becky Thatcher wondered if a dirt road is listed in the Master plan as an asset to the area? John Peppler noted that it is not addressed as such in the Master plan.

John Peppler noted that as the Road Paving Priority List stands Wheeler Road is number 1 and Cheney Road is number 2, so until Wheeler Road gets paved Cheney Road is not even an issue.

Kent Kelly moved to remove Cheney Road from the Road Paving Priority List and Frank Wilcox seconded. For removing: Kent Kelly, Frank Wilcox, and Bill Olson. Against removing: John Peppler and Suzanne Wilson. Motion carries 3 to 2 with 4 members absent.

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OLD BUSINESS Cont.

Zoning Map Letters

The general notification letter of the proposed Zoning Map Changes was sent out today, per John Solderholm and Zoe Smith noted that the specific notification letters will go out on October 2nd (tomorrow). Zoe also noted that the notice of the Public hearing is scheduled to be in the Leelanau Enterprise on the required dates. John Solderholm noted that the information line for this issue has been routed through the township office to Lance Roman's office and that information is available on the Township web site.

Master Plan Review

Suzanne Wilson handed out an article regarding "Ecozones" from Sanibel Island. She noted that some of these issues should be looked at in regards to the Glen Arbor Master plan.

Zoning Map Review - Frank Wilcox

Frank noted his concern about the legal aspects of the proposed notification letters. John Pepler believed that the Township attorney should look the letters over and give provide an opinion. Kent Kelly suggested a couple of changes to the letters and noted he would forward them to Lance Roman and Dick Ford, the Glen Arbor Township Attorney.

PUBLIC COMMENT

Carol Schlueter noted that she had submitted a letter regarding insufficient parking on Lake Street and wondered why we had not received it? No one on Z & P was aware of her letter. She wants multi-unit facilities to have a set number of employee parking spaces. She also wants the density in multiple unit housing developments to be reduced/restricted.

Linda Ihme noted that she has commercial property in Glen Arbor and that most of the issues that Mr. Strachan complained about in his letter have been resolved regarding Bob Ihme's property on the corner of Oak and State Street. She handed out pictures to prove it. She also noted that the garbage is picked up 3 times a week in the summer.

Ken Thatcher noted his belief that Glen Arbor Township Fire and Rescue does not have the equipment that would be need to fight and major fire in the proposed LeBear Development. He believes that the Fire regulations should be expanded.

Becky Thatcher noted the problem with parking on the North end of Lake Street and wants employee parking more closely monitored.

Ken Hurlin wanted to know if the County Health Department's regulation could not be made more restrictive at the Township Level. John Pepler explained to him that in any other state that would be an option but not in Michigan. Ken Hurlin noted that he did not believe that and John Pepler encouraged him to explore the issue on his own.

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COMMISSION COMMENTS

Suzanne Wilson noted that she had received a letter from Hank Feely wanting monitor wells installed at the LeBear Development. John Pepler noted that is a County Health Department issue. Kent Kelly noted that he is still working on the wording for "existing non-conforming". Bob Hawley noted that the County is going to commission a professional survey for the entire County. They are hoping to have the results back within 6 months. Suzanne Wilson noted that she had called the County regarding updated traffic use reports for updating the Master plan and had been referred to M-DOT who has not called her back. Kent suggested a work meeting on the Master plan at some time in the future.

ADJOURN

Frank Wilcox moved to adjourn at 9:11 p.m. and Kent Kelly seconded - all in favor.

**Glen Arbor Township Zoning and Planning Commission
E-Mail Address
April 15, 2002**

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Frank Wilcox	N/A