

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

January 7, 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, Jim Seeburger, Kent Kelly, Suzanne Wilson, Frank Wilcox and Terry Gretzema. John Peppler and Bill MacLachlan were absent.

Lance Roman introduced the new Z & P member, Terry Gretzema. Kent Kelly suggested that Paul Maurer get a thank you letter for his 6 years of service to the Zoning and Planning Commission. Lance instructed Zoe, recording secretary, to draft such a letter.

Election of Officers

Kent Kelly nominated: Lance Roman for Chairman, John Peppler for Vice-Chairman and Jim Seeburger as Secretary. Frank motioned to approve the nominations in toto and Suzanne Wilson seconded – all in favor.

January 7, 2003 Z & P Agenda

The “2003 Z & P Budget” was added to New Business and “Eric Winkleman” was added to Old Business. Jim Seeburger moved to approve the agenda with changes and Frank Wilcox seconded -- all in favor.

CHANGES OR DELETIONS TO MINUTES:

December 3, 2002 Regular Meeting

Jim Seeburger moved to approve the minutes as presented and Kent Kelly seconded -- all in favor.

CORRESPONDENCE – Lance Roman

1. A letter was received from Perry West noting that he wants the Zoning Ordinance changed to allow building of heights to no greater than “25’ to 30’ ” instead of the current 40’.
2. A letter was received from the Michigan DNR noting that the Glen Arbor Cell Phone Tower MAY NOT be moved to the Township’s Miller Hill property.

TOWNSHIP BOARD REPORT - Kent Kelly

Kent Kelly gave a synopsis of the Regular Township Board meeting held December 17, 2002. 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 4 land use permits were issued in December 2002.

Owner	Contractor	Land Use
Carl Ballou	R.J. Tucker	Single Family Residential
Dan Wiesen	Harbor Construction	Residential Addition
Dominic Mocerì	Paul Maurer Gen. Cont.	14 Unit Condo w/ restaurant
Randy & June Marcine	Leelanau Woods	Single Family Res.

No Site Plans presented for review.

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ZONING BOARD OF APPEALS REPORT

John Pepler was absent.

NEW BUSINESS

Shoreline Protection

Jim Lively of the Michigan Land Use Institute explained the concept of the Shoreline Protection Project; which encourages using Zoning to protect the shorelines of the Great Lakes. He presented information on how this issue is being dealt with in a number of West Michigan Townships as well as a number of useable options for Glen Arbor Township. He explained that these options could protect the existing character of the Glen Arbor Lake Michigan Shoreline without impinging on rights of property owners, i.e. creating a number of Legal Non-Conforming lots.

Jim Lively also noted that the DEQ has grant monies available for a number of Township Projects and provided us with a copy of the Grant. Zoe is to call the DEQ for information on what they are looking for in the Grant Writing Process.

Budget Review

The budget number from 2002 were reviewed and a few revisions were made for fiscal year 2003, most notably, a request for \$25,000.00 to update the Glen Arbor Township Master Plan which has not been updated since its creation in 1984. Zoe was instructed to get a copy of the 2003 Zoning and Planning Budget to the Township Clerk.

OLD BUSINESS

Dumpster Ordinance Proposal – Bill Olson

Bill noted that he has a list of Commercial Property Owners in Glen Arbor Township and that he will get the list printed on labels. He also noted he would check for duplications on the list before sending it to Zoe who will print and mail out the @56 letters.

Eric Winkleman

Eric noted that as of this coming Thursday new laws are going into effect statewide:

1. Adjacent Townships will have to be updated throughout the Master Plan Updating process as well as Leelanau County Planning Commission.
2. Zoning Ordinances MUST reflect the objectives of the Township Master Plan.

Master Plan – Suzanne Wilson

Suzanne suggested we attempt to acquire grant money from the DEQ for the Master Plan as Jim Lively noted that Master Plans are a high priority for the DEQ Grants.

Zoe will call the DEQ for Grant Information

Zoe will obtain information from Cleveland Township who redid their Master Plan in 2001 and get a copy of their Master Plan.

Lance will call Trudy Galla at Leelanau County Planning for Information that they may have that we can use in the updating process.

Suzanne will make calls regarding Grant writing help.

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PUBLIC COMMENT

Bob Hawley noted that he has received more calls/comments about stricter Big Foot and height restrictions within the Township.

COMMISSION COMMENTS

None.

ADJOURN

Jim Seeburger motioned to adjourn at 9:35 p.m. and Kent Kelly seconded - all in favor.

**Glen Arbor Township Zoning and Planning Commission
E-Mail Address
December 2002**

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