

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

August 7, 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 7:39p.m. Those present were: John Pepler, Bill MacLachlan, Jim Seeburger, Kent Kelly, Paul Maurer, Frank Wilcox and Suzanne Wilson. Lance Roman showed up at 7:44 p.m. and took over. No one was absent.

August 7, 2002 Z & P Agenda

Kent wanted to add "Off Site Signs" to new business and "Zoning Editing" under New Business. Kent moved to approve the agenda with additions and Jim Seeburger seconded -- all in favor

CHANGES OR DELETIONS TO MINUTES:

July 2, 2002 Regular Meeting

Kent moved to approve as corrected (two typos) and Jim seconded -- all in favor

CORRESPONDENCE - John Pepler

No Mail available.

TOWNSHIP BOARD REPORT - Kent Kelly

Kent Kelly gave a synopsis of the Regular Township Board meeting held on the 16th of July, 2002. See Glen Arbor Township web site or a copy of the Township Board minutes in the Glen Arbor Township Hall.

Kent noted that there have been two special meetings:

July 24, 2002 meeting was for replacing the Township Treasurer; interviews were held and Linda Pepler was appointed.

August 1, 2002 meeting to approve 4 requests for serving liquor at the Township hall for events to be held.

ZONING ADMINISTRATOR'S REPORT-

Bob was not present but Kent Kelly had a copy of Bob Hawley's report to the Board. 4 permits were issued:

Owner	Contractor	Project
1) Richard Dilley	Dave Dilley	Residential Addition
2) Keith & Julie Camps	Habagger Const.	Garage
3) June Brandvic	MAC Custom Homes	Single Family Residence
4) Mike Sutherland	Sutherland Const.	Single Family Residence

Kent noted that Bob Hawley is looking at the Chamber of Commerce's Sign. Bill Noted that the Chamber of Commerce sign is in violation on a number of counts and would like Bob Hawley to look into it. Lance reiterated that Bob is in charge of enforcing the sign ordinances.

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TRANSPORTATION

Kent suggested that we address Transportation -- the paving of Cheney Road -- due to the number of people present. Bill Hollenbeck spoke first noting his concerns about the dust on Wheeler Road. He noted that the road commission is in support of paving. He also noted a car accident occurred a couple of months ago due to the washboard effect on the gravel road. Lance noted that to the best of his knowledge Wheeler road is on the top of the paving priority list. Ed Loznak of Cheney Woods Trail noted that about 20 families live on his road and he is in support of having Cheney Road paved. Dan Palmer spoke of how much money is spent on smoothing the gravel, repairing ruts and Chloriding the road as it is. He believes that that money would be better spent towards paving the road.

Kent noted that Z & P needs to update the road list for the Township Board and make sure that Cheney is included.

Lance suggested that Z & P put Wheeler and Cheney Road at the top of the paving list.

Bob King of Cheney Woods Trail wanted to know when this would be presented to the Township Board. Lance noted that the Township Board meeting will be held in two weeks. Lance noted that most of the former road paving priority list has been completed and Z & P will make a favorable recommendation to the Township Board.

John moved that Wheeler and Cheney roads be paved with asphalt as soon as possible, Paul seconded - all in favor.

ZONING BOARD OF APPEALS REPORT

John Peppler noted that a meeting was held on the 18th of July, the variance was denied due to the fact that no hardship was present.

OLD BUSINESS

Zoning Map Review - Frank Wilcox

The Revised draft of the notification letter was passed out and a new general letter was discussed. Lance noted that he had spoke to Trudy Galla at the County level who suggests that G.A. do a general rezoning. Kent noted that 70% of the property owners do not live here. Lance noted that the general letter would be sent to all property owners, which would put the responsibility on the property owner to find out if his property was being changed. Lance noted that there would also be a public notice in the paper. It was noted that Leland Township just did this in 1997. The notification process was discussed. Lance noted that it would be much cheaper to notify everybody in the township than spend the time sorting out the 290+ names from the proposed change master list. Bill suggested that the National Park Property needs to be zoned. Lance suggested that it be addressed in the Master Plan.

The timing issue was discussed and the Public hearing for the Zoning Map Changes was tentatively scheduled for October 29, 2002 pending approval by the Township Board. Lance noted that he would send a finished copy of the General Letter to Kent for the Board Meeting.

Lance asked Frank to get a couple more sets of the new Zoning Maps as we now have only 1 copy.

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NEW BUSINESS

Review of Section XI.3 - John Peppler

John directed everyone to pages 39 and 40 of the zoning ordinance noting that some serious editing needs to be done. Lance noted that he could get these typos corrected right away.

Review Procedure for ZBA - John Peppler

John passed out a proposed model agenda for the ZBA and requested that Z & P approved it as a model for all meetings, Kent seconded and all in favor. See Attached.

Master Plan -- Kick Off of Review Process

Lance noted that Ted had told him that he likes the G. A Township Master Plan just the way it is. John wanted page 17 updated to include 2002 census data, page 23 historical sites updated, page 25 update traffic counts, page 33 pull out map needs to be updated, page 35 off street parking needs to be updated to reflect the current parking requirements, page 37 "The post office is privately owned" not owned by the U.S. Government.

Frank noted that Page 16 under 1980 census needs to be updated.

Jim noted page 16 under "fire hall" needs to be updated. Page 26 needs to include "Scenic Highway" designation. Page 41 needs to be updated.

Kent noted that this Master Plan was the product of a Glen Arbor Township survey and perhaps we need to have another one, and that a professional needs to be involved in the survey process.

Off Site Signs

The question was raised "If a person leases a piece of property can he sub lease signage to another person?" This was in respect to the parking lot south of LeBear Restaurant. It was noted that the problem will solve itself soon enough as the restaurant is being sold this fall.

SUB-COMMITTEE REPORTS

Pursuant to Kent Kelly's consultation with the Glen Arbor Township Board All Subcommittees have been disbanded until a special need arises

PUBLIC COMMENT

None

COMMISSION COMMENTS

None

ADJOURN

Jim Seeburger moved to adjourn at 9:39 p.m. and Bill MacLachlan seconded - all in favor.

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

Kent Kelly	kentkgl@chartermi.net
John Pepler	jpep@gtii.com
Jim Seeburger	djseeburger@aol.com
Bill MacLachlan	william@traverse.com
Zoe Smith	limelake@centurytel.net
Lance Roman	rj@traverse.com
Ted Lowry	tnblow@aol.com
Paul Maurer	info@paulmaurer.com
Bob Hawley	gramjoan@freeway.net
Suzanne Wilson	suzanne225@chartermi.net
Frank Wilcox	N/A

