

Approved

GLEN ARBOR TOWNSHIP

Planning Commission
Glen Arbor, Michigan 49636
October 2, 2007

CALL TO ORDER: The Meeting of the Glen Arbor Planning Commission was called to order by Vice Chairman Frank Wilcox at 7:35 PM.

ROLL CALL: Present were Jerry Geisler, Frank Wilcox, Kent Kelly, and Jim Seeburger, Lance Roman, Barbara Gordon and Lois Saltsman were absent.

AGENDA: A motion was made by Kent Kelly to approve the agenda. Jim Seeburger supported. Motion passed.

APPROVAL OF MINUTES: Kent Kelly moved to approve the minutes of the September meeting as written and Jim Seeburger supported. The motion passed unanimously.

CORRESPONDENCE: Information on the Planning Michigan Annual Conference being held at the Grand Traverse Resort on October 17 through October 20, information on an Audio/Web Conference Training Series, and a letter from Eleanor McCabe, a resident on Lake Isle concerning the parrot at the Great Lakes Tea Company.

TOWNSHIP BOARD REPORT:

Kent provided the minutes of the September 12 Emergency Services budget meeting and public hearing and the September 18 regular meeting of the Township Board for the Planning Commission to review.

ZONING ADMINISTRATORS REPORT:

Bob Hawley reported that he issued three permits in September.

ZONING BOARD OF APPEALS REPORT:

Barbara was absent.

NEW BUSINESS:

Michael Sutherland presented his plan for a miniature golf course. a 2000 sq ft snack shop and a 34 space parking lot to be developed between Oak Street and the Crystal River. Jim Seeburger moved to approve his plan providing adequate parking is in place. Kent supported the motion. The motion passed unanimously.

Cathy Kegler presented a formal request to amend the Glen Arbor Zoning Ordinance on Page 33, Section V.5 Residential 1 – Uses Permitted to include that weekly rentals are permitted. Attorney Dick Figura has been invited to the November Planning Meeting to discuss how this might be done and what effect it will have on the present

zoning ordinance. Ms. Kegler provided a letter from the Michigan Association of Realtors in favor of direct language in zoning ordinances for allowing weekly rentals. Ms. Kegler also presented an article from the 9/19/07 Record Eagle regarding limiting weekly rental.

A suggestion was made by Bob Hawley to add some dimension to the present sign ordinance. Hawley's suggestion included verbiage regarding signs of commercial nature not being placed beyond the setback line. This subject will be further discussed at future Planning meeting.

The Planning Commission discussed zone R6 versus Ag and decided there was no reason to change either zoning.

Jim Seeburger provided a definition for residence to read:

A dwelling that is designed and built for human occupancy and has at least a bedroom, full bath, kitchen/dining room and a living room. A residence may be occupied full or part time and are often referred to as a home, house, apartment, condominium, modular home or mobile home.

Jerry Geisler provided a definition for a sign to read:

Painted words or numbers or artwork or a combination of both providing information visible from public property.

OLD BUSINESS:

Kent Kelly pointed out that the amendments put out by Attorney Dick Figura are difficult to read and would like to discuss this subject further next meeting when Mr. Figura is in attendance.

PUBLIC COMMENTS:

Jeanine Dean questioned the draining of the Mill Pond. Frank Wilcox responded to her question stating that it is going to be an open area so pike and perch can get in and breed. It will be back up to its normal depth as soon as Glen Lake gets back up to its normal dept.

COMMISSION MEMBER COMMENTS:

Frank Wilcox reported that the Trailways has been three years in planning. The fourth addition is now printed. There will be public meetings in the near future in the various communities affected by the Trailways.

ADJOURNMENT: Jim Seeburger moved to adjourn the meeting of the Planning Commission and Kent Kelly supported. The meeting was adjourned by Vice Chairman Frank Wilcox at 9PM.

Respectfully submitted,
Dotti Thompson
Recording Secretary
Glen Arbor Township Planning Commission