

Approved

GLEN ARBOR TOWNSHIP
Planning and Zoning Commission
Glen Arbor, Michigan 49636
April 4, 2006

CALL TO ORDER: Chairman Lance Roman called the meeting to order at 7:45 PM

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

AGENDA: An addition of building heights topic in New Business.

APPROVAL OF MINUTES: Kent Kelly moved the minutes be approved as amended. Lois Saltsman supported. Motion passed.

CORRESPONDENCE: There was no correspondence.

TOWNSHIP BOARD REPORT:

Kent Kelly reported on the March 21, 2006 Township Board Meeting.

- ❖ The issue of a Public Restroom was discussed. Bonnie Nescot, Chamber of Commerce President read a letter in support of a restroom. Barbara Gordon as resident of Glen Arbor spoke in support of public washrooms.
- ❖ Bill Batterson reported for the Emergency Services Advisory Committee.
- ❖ Duane Petty, Chairperson for the Glen Arbor Township Park Commission presented a written report. The commission approves that the Township Board move forward on the grant application as proposed for a play structure, a pavilion and public restroom including a drainfield. A 3 to 2 vote passed to rescind the motion to sell the old firehouse property. The jurisdiction of this property will go to the Park Commission. Motion to apply for grant passed.
- ❖ Richard Figura, attorney for the Township, has drafted a Junk Ordinance. Further review by the Board and discussion with the Zoning Administrator is needed and will be discussed at the April board meeting.
- ❖ A dredging permit for the channel and removal of existing jetty between Big Glen and Fisher Lake was received from the DEQ. John Soderholm and Richard Figura will work with the Glen Lake Association and Fisher Lake residents to implement the dredging.
- ❖ The 2006-2007 budget was discussed at the Budget Hearing following the regular meeting. Kent stated the budget looks good for the coming year.

Special Meeting March 30:

1. The purpose of this meeting was to hold a public hearing comment on the Grant for improvements at the Glen Arbor Township Park and installation of a Public Washroom and to adjust year-end amounts to the General Fund Budget for 2005-2006. There was no public comment on the Grant.
2. John Soderholm presented the budget amendments and they were approved by the Board.

ZONING ADMINISTRATORS REPORT:

Bob Hawley, Zoning Administrator, reported on the following permits:

1. Matt Wiesen - 6066 W. River Rd. - cosmetic alterations to commercial building
2. Ann Salisbury - 5738 Manitou Trail - Single Family Residence

ZONING BOARD OF APPEALS REPORT:

There was no report given.

NEW BUSINESS:

Kent is concerned about our zoning ordinance 40-foot big foot definition. He feels you can manipulate the final grade. Kent thinks we need a new way to define the grade. Kent will try to bring some new information to the Board after doing some research.

Frank Wilcox would like to revisit the proposed 100-foot setback ordinance from lakeshore. Frank felt that just because one person objected it should not have caused the Commission to rescind the ordinance. Lance responded that there were other objections to this proposed ordinance earlier.

Kent feels we need to limit the audience to a certain amount of time for comments.

OLD BUSINESS:

- ❖ Barbara does not want to change any zoning at the Narrows. She informed Lance by email. That topic will be revisited when Barbara is at the next meeting.
- ❖ Jerry Geisler and Lois Saltsman preferred to leave R4 rather than changing to R6.
- ❖ Frank has not done any work on his project which is Recreational going to R2
- ❖ Lance is going to meet with Don Lewis regarding rezoning the proposed single residence in commercial district ordinance.
- ❖ Kent Kelly questioned whether conservation zoning options should be renamed and be part of a residential district.
- ❖ Lance asked Jerry and Lois to take care of the Glen Craft Marina area rezoning issue. It should be zoned. Marinas are not a permitted use in the resort district.
- ❖ Jerry Geisler volunteered to call the County regarding Brooks Roads status as a private road or county road.
- ❖ Lance will check on the status of addition of site plan review boilerplate to zoning ordinance with Mark Wycoff.

PUBLIC COMMENTS:

No public present.

COMMISSION MEMBER COMMENTS:

No comments pertinent to this meeting.

ADJOURNMENT:

The meeting was adjourned at 8:40PM by Chairman Lance Roman.

Respectfully Submitted,
Dotti Thompson
Recording Secretary
Planning and Zoning Commission