

Approved

GLEN ARBOR TOWNSHIP
Planning Commission
Glen Arbor, Michigan 49636

April 1, 2008

CALL TO ORDER: Vice Chairman Frank Wilcox called the meeting to order at 7:30 PM

ROLL CALL: Jim Seeburger, Kent Kelly, Barbara Gordon, and Lois Saltsman. Jerry Giesler and Lance Roman were absent.

AGENDA: Jim Seeburger moved that the Agenda be approved and the motion was supported by Lois Saltsman and passed unanimously.

APPROVAL OF MINUTES: Jim Seeburger moved to approve the minutes with a correction and Barbara Gordon supported. Motion passed.

CORRESPONDENCE:

A FYI copy of a letter from the Fire Department regarding the dormitory at Leelanau School.

TOWNSHIP BOARD REPORT:

The Township Board's regular meeting was held on March 18. Kent Kelly provided the Planning Commission with minutes from this meeting as well as the March 20 special meeting. The Public Washroom project was discussed at the March 18 meeting and the Ordinance additions and changes that came back from the County. The County suggested a change in verbiage for the Mixed Use Ordinance, a spelling correction and the proposed amendment regarding rental signs was eliminated. There is ongoing discussion by the Township Board regarding not permitting commercial rental signage in residential zones.

At the March 20 Special Meeting, a Waterfront Grant application was discussed as well as an area to be used as a drain field for the Public Washroom.

Copies of these minutes are filed attached to Planning Commission minutes.

ZONING ADMINISTRATORS REPORT:

Bob Hawley was not present.

ZONING BOARD OF APPEALS REPORT:

Barbara Gordon attended a training session for Board of Appeals. There was no regular meeting of the Board of Appeals.

PUBLIC COMMENTS:

None

NEW BUSINESS:

1. Ann Arnold was not present as included in Agenda.
2. Bob Hawley was not present to provide information on his meeting with Tom and Kathy Aylsworth regarding fencing their Marina property.
3. A decision on how to regulate rental/lease signage in residential zones has not been agreed upon. Kent Kelly would like to see the rent/lease definition made consistent.
4. The list of future topics was discussed and is as follows under Old Business.

OLD BUSINESS

1. Rentals: Awaiting verbiage from Lance
2. Rental/Lease signage issue is in discussion
3. Appearance of commercial buildings to be discussed at future meeting.
4. Site Plan Review to be addressed by Dick Figura
5. Regulations to protect environment is a County issue.
6. Hillside development standards are addressed by Sarah Litch in a 5 page copy of an ordinance written by the Williston Vermont Planning Commission.
7. Clear Cutting - Copies of the above Williston ordinance were provided by Kent to Commission members to peruse and discuss at the May Planning meeting.
8. Uniform Lake regulations for the Glen Lakes discussion to be addressed after obtaining Empire's Ordinance.
9. Living quarters above garages and boat houses ordinance was dealt with previously.
10. Multiple residences on large single waterfront lots has zoning in place to prevent misuse of residential 1 and 2 ordinances.
11. Shared parking lots are not a problem needing the attention of the Planning Commission.
12. Road Ends...Kent says the Glen Lake Association is eager for us to develop an ordinance against marinas at road ends. If the Bill goes through the Senate, townships will have the right to take control of road ends and put in marinas and boat docks at their discretion. Sara Litch should be invited to address this item as well as the Ridgeline issue.
13. The rezoning of R6 and Ag is not necessary as per a discussion by the Commission members.
14. Windmills – the Tower Ordinance would apply governing the 40 foot height. A *fall line* would prohibit construction on most lakefront properties. Barbara Gordon would like to have this topic addressed in the future. Barbara thought a windmill farm might be permitted if an ordinance was not in place at some point.

PUBLIC COMMENTS:

None

COMMISSION MEMBER COMMENTS:

None

ADJOURNMENT: Jim Seeburger moved to adjourn the meeting and Lois Saltsman supported. The Meeting was adjourned by Vice Chairman Frank Wilcox at 8:40PM.

Respectfully Submitted
Dotti Thompson
Recording Secretary
Planning Commission