

Approved

**Glen Arbor Township  
Planning Commission  
Glen Arbor, Michigan 49636  
April 7, 2009**

**Special Meeting**

The special meeting was called to order by Chairman Lance Roman at 7:10 p.m. in the Glen Arbor Township Meeting Room.

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Meeting called to order all Commission Members were present: Lance Roman, Jim Seeburger, Sue Nichols, Lois Saltzman, Barbara Gordon, Frank Wilcox and Kent Kelly.

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Purpose of the meeting is to review the six new ordinance proposals to be sent to the County for approval.

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**Revision 4.2 to 4.3**

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**Section V.5 Residential 1 - Uses Permitted**

Change item one from single family dwelling to add single family dwelling or rental.

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**Section XIV.8 Site Plan Review Approval and Standards**

H. All alterations or changes to the site plan after review and approval of the Planning Commission must be submitted to the planning commission with drawings and other information before the changes or alterations can be made.

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I. Professionals and Consultants: The Zoning Administrator or Planning Commission may require the applicant to engage a related professional or consultant to address any issues in the above standards that are beyond their reasonable competence of resolving. The applicant shall be responsible for any fees resulting out of such engagement.

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**Section XIV.7 - Requirement for Site Plan**

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Site plans that encompass one or more defined parcels must relate the legal and continued uses across parcel boundaries utilizing one of the following methods:

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1. Combine the parcels under one legal description.  
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2. Assign one parcel as a master parcel for the activities and record a restrictive covenant, in favor of the township, for each subordinated parcel as part of the

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master parcel use as illustrated in the site plan that prohibits the use of said lot for any other purpose, except as part of the use approved for the master parcel, without the permission of the Planning Commission. If the use of the site is discontinued or changed, as approved by the Planning Commission, the encumbering restrictive covenant may be rescinded by the Township Board.

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**Change items G and H Section XIV.7 - Requirements for Site Plan**

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Adding the sentence: "The site plan drawing will be drawn to scale and dimensioned."

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**Add Item A.4 to Section XIV.3 - Land-Use Permits**

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The Zoning Administrator may require applicant to provide proof that a non-conforming lot is legal, as being a lot of record established before October 1975.

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**Add Item A.7 to Section XIII.6 - Off Street Parking Minimum Requirements:**

Commercial use that is not retail or restaurant - 1 to 3 customers capacity served.

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Motion to support changes by Jim Seeburger, seconded by Frank Wilcox.

Planning Commission voted all in favor and changes will be sent to the County.