

Approved

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

August 18, 2004
5:00 PM

FUTURE LAND USE PLAN MEETING

ROLL CALL: The following commission members were present: Kent Kelly, Terry Gretzema, Lois Saltsman, Jim Seeburger, Lance Roman and Joel Drake. Frank Wilcox was absent. Also present was Mark Wycoff.

This meeting was to focus on the presentation for the Town Meeting. Mark had several areas he wanted to offer for public comment. This will be the last town meeting. Mark was concerned with a number of areas where zoning was very inconsistent and conforming should be done as often as possible. Some of the areas were Dodson's house behind the Shell Station; zoned Commercial and should be Residential, the Yacht Club zoned Commercial and should be Residential, Kristen Hurlin's Gallery is presently zoned Residential and should be Commercial. Mr. Wycoff said there are many inconsistencies such as those.

It was decided to call the project that has been informally called the Master Plan the Future Land Use Plan. The second draft will be drawn up after the Town meeting. This draft is then sent to the Township Board to approve the distribution of the proposed plan to adjacent local governments, the County, public utility companies and then it comes back for public comments. Within a 65 day period each city, village, or township contiguous may submit comments. Within 95 days the County commissioners may submit comments on the proposed plan. The Township Board has the option to adopt the Future Land Use Plan, however if they decide against it, the Planning and Zoning Commission can adopt it on their own. A final draft should be produced prior to 12/31/04. Twenty-five pages of photos have been added to the Future Land Use Plan to define the character of the area.

Meeting was adjourned at 6:50 PM