

## **Approved**

### **GLEN ARBOR TOWNSHIP**

Planning Commission  
Glen Arbor, Michigan 49636  
August 7, 2008

**CALL TO ORDER:** The meeting of the Glen Arbor Planning Commission was called to order by Chairman Lance Roman at 7:40 PM.

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

**AGENDA:** Additions by Kent Kelly regarding Windmills and Road Ends.

**APPROVAL OF MINUTES:** Jim Seeburger moved to approve and support was by Barbara Gordon.

**CORRESPONDENCE:** None

#### **TOWNSHIP BOARD REPORT:**

Kent Kelly provided July 14 regular meeting minutes to peruse. They are attached to these minutes.

Kent also reported on a July 28 short meeting to approve Treasurer moving funds into other banks. The Township Board gave Terry the okay to do as he felt appropriate.

#### **ZONING ADMINISTRATORS REPORT:**

Bob Hawley reported he issued 3 permits last month

#### **ZONING BOARD OF APPEALS REPORT:**

Barbara had no report. ZBA has had no meetings.

#### **NEW BUSINESS:**

John Korr from Gosling Czubak Engineering representing property owners on Lake Michigan north of Bay Lane brought an incomplete site plan of a possible cluster housing development. The property encompasses 375 feet. They will return with a formal proposal after it has been developed.

Tom Klienfletor requested information regarding Old Fisher Store at Bay and M22. He would like to develop it into an artist's studio if possible. He was advised to start with the Health Department. The Glen Arbor Planning Commission commented that a variance of some sort might be an answer. The property is presently zoned R2 and is an historic building.

Mike Sutherland supplied an updated site plan for his miniature golf course. Upon review, the Planning Commission noted that the 23 required (and 11 additional, if needed) parking locations and buildings lacked dimensional details. It is required that Sutherland re-submits the site plan with dimensional detail for size and setback for both parking and structures. It was also discovered that the business and parking span several property descriptions. The Planning Commission has advised Sutherland that all of the individual lots that comprise his Golf Course business and related parking needs to be legal bound together to prevent selling off the business in pieces. Mike will need to have the dimensions and setback of buildings and parking by the September 08 Planning meeting.

Mike Sutherland presented a document showing a 33 foot road end easement that was from the 1861 register of deeds that was never used. Mike has this issue on the Agenda for the next Township Board meeting this month. No recommendation was made at this time from the Planning Commission. Attorney Dick Figura will be consulted.

Mike Sutherland has asked for work to be done on the Sign Ordinance. Sutherland feels that any business off of M22 should be able to have signage on M22. Bob Hawley stated that there are so many violations of the sign ordinance that it is impossible to enforce most of them. This issue will be discussed at future meetings as the Sign Ordinance becomes updated.

There is confusion in the verbiage on Page 40 Section A. of the Zoning Ordinance. Jim Seeburger will recommend a rewording by the September 08 meeting.

Kent Kelly: The windmill-energy bill with the state addresses windmills and is being reworked. Kent will continue to keep the Commission abreast of this issue. Kent Kelly provided a sample ordinance and a draft from Dick Figura governing road ends. This will be an agenda item in September after the Commission members have the opportunity to peruse the paperwork provided by Kent.

**OLD BUSINESS:**

None discussed.

**PUBLIC COMMENTS:**

None

**COMMISSION MEMBER COMMENTS:**

Kent Kelly has a copy of the Empire Township Zoning Ordinance.

**ADJOURNMENT:**

Chairman Lance Roman adjourned the meeting at 9:10 PM

Dotti Thompson  
Recording Secretary

## Planning Commission