

Approved

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

December 6, 2005

**CALL TO ORDER:** Committee Chairman Lance Roman called the meeting to order at 7:30PM

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

**AGENDA:** Approved as written

**APPROVAL OF MINUTES:** Jim Seeburger moved the minutes be approved as written and Kent Kelly seconded the motion. The motion carried unanimously.

**CORRESPONDENCE** 1. A copy of the newly adopted Leelanau County Address Ordinance. 2. A letter from Trudy Galla, Planning Director for the Leelanau County Planning and Zoning Commission regarding addressing and private road names in the County.

**TOWNSHIP BOARD REPORT:**

Kent Kelly reported on the following from the November 15, 2005 meeting of the Glen Arbor Township Board:

- ◆ Chief John Depuy submitted a fee schedule for the Public Safety and Fire Response Cost Recovery. The cost recovery schedule was approved.
- ◆ A request by LeBear for Handicapped parking on Lake Street was denied.
- ◆ The Keyholing Ordinance Amendment proposed by the Planning and Zoning Commission was approved
- ◆ There will be more to come on the dredging of the channel between Big Glen and Fisher Lakes.
- ◆ There was no action taken on the motion approved regarding the Michigan Liquor Control Commission at the November Township Board Meeting.

**ZONING ADMINISTRATORS REPORT:**

Bob Hawley reported on the following five permits issued in November.

- ❖ John and Diane Coghlin-7457 W. Dayforest-Single Family Residence
- ❖ Bill and Annette Cole-6155 S. Lake Street-Single Family Residence
- ❖ The Homestead-The Homestead-Storage Addition
- ❖ Lynn & David Bohmer-6839 Glen Lake View Dr-Single Family Residence
- ❖ David Bearstad-3177 Cheney Road-Residential Addition

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

Board will meet on December 13.

### **NEW BUSINESS:**

- Laser Printer Technologies will print the Master Plan. The cost is approximately \$50 - \$60 with color and a smaller version can be made at half the cost. The Master Plan can be downloaded from the Township website as a pdf file.
- The proposed Zoning Ordinance will be number 4.0 and will skip 3.9 because of the major changes in the ordinance. A public meeting will be required to make the changes in the ordinance and will be scheduled for January 3. Letters will be mailed out next week to those whose property will be affected and the property owners within 300 feet of affected property. The Public Meeting Notice has been published and will appear again in the Enterprise on December 27. Lance will publish the proposed changes to zoning ordinance on the website.
- Kent Kelly proposed that Glen Arbor adopt a junk ordinance since the county does not have one at this time.

### **OLD BUSINESS:**

- Barbara Gordon recommended R1 zoning for Glen Craft. Barbara will review and suggest changes in Resort and R1 by the Narrows.
- A list of property numbers changing to R1 will be available at the January Planning and Zoning Meeting.
- Jim Seeburger will provide a list of property numbers for Wheeler Road properties that are not buildable. Review R3 going to R2 in Brooks Lake/Trumbull Road area.
- Kent Kelly will review R3 properties going to R1 and R2 around the Yacht Club. Kent does not favor increasing density and noted that many larger lots may have deed restrictions. It was decided to leave this area zoned R3.
- Jerry Giesler and Lois Saltsman will review properties zoned R4 to be rezoned to R6 in the entire township.
- Frank Wilcox will provide information on Recreational going to R2 and the areas that are Park.
- Lance will review section 7.2.

Lance will propose a budget for 2006 of \$600.00 or \$700.00 for the Master Plan Books. It is suggested that the name Commercial Resort be changed to either Business or Resort and Recreational Openspace be renamed Recreational. .

### **PUBLIC COMMENTS:**

No members of the Public present.

**COMMISSION MEMBER COMMENTS:**

Barbara Gordon and Don Miller have been nominated to the County Planning Commission. They will be officially appointed on January 6. December 13 the County Planning Commission will review plans for the Courthouse.

**ADJOURNMENT:**

Jim Seeburger moved the meeting be adjourned and the motion was supported by Frank Wilcox. The meeting was adjourned by Commission Chairman Lance Roman at 9:25 PM

Respectfully Submitted

Dotti Thompson  
Recording Secretary  
Planning and Zoning Commission