

Approved

GLEN ARBOR TOWNSHIP

Planning Commission
Glen Arbor, Michigan 49636
December 1, 2009

CALL TO ORDER:

The meeting of the Glen Arbor Planning Commission was called to order at 7:30 P.M. by Chairman Lance Roman.

ROLL CALL:

Present were: Kent Kelly, Lance Roman, Sue Nichols, Fred Missad, and Bill Stege.

AGENDA: Lance added Item #3 to New Business.

APPROVAL OF MINUTES:

Kent moved that the minutes of the November meeting be approved and Sue supported. Motion carried.

CORRESPONDENCE: None

TOWNSHIP BOARD REPORT:

Kent Kelly provided copies of the November 17 Township Board meeting. Of particular interest was: Jim Seeburger issued his resignation from the Planning Commission due to his move to Kasson Township. John Pepler was appointed to fill his position. JP will be stepping down as Chairman of the ZBA.

A citizens group has been formed to establish a need for a fire fighting boat. They decided there is a need for seriously considering a boat. They are working on checking on cost estimates and type of boat needed. There will be a public meeting after the information has been acquired.

There have been 3 bids on a new firefighting truck. This truck will be replacing a current outdated piece of equipment.

There was a special meeting on November 30 at the Fire Department. Kent will provide the minutes from that meeting at the next Planning Commission meeting in January.

ZONING ADMINISTRATORS REPORT:

Bob Hawley reported that he issued 3 land use permits in November.

Gray Carlson presented a site plan for Dr. Houghton's property.

He will add at least 4 or up to 6 dimensions for parking places and dimensions for the septic location to his site plan and get an approval of site plan from John Dodson, Fire Chief. Bob Hawley, Zoning Administrator will check plans after health department permit and sign off on the site plan if all is in order.

ZONING BOARD OF APPEALS REPORT:

Sue Nichols reported there was no meeting of the ZBA.

PUBLIC COMMENTS:

Jim Seeburger gave the Commission his drawings for the Pine Street walk way. Jim resigned officially today from Commission. He thanked the Township and the Planning Commission for allowing him to serve.

NEW BUSINESS:

- Nothing new on windmills for this meeting. Victor Goldschmidt has a presentation on windmills. He is a retired Professor of Mechanical Engineering from Purdue and will be at the January meeting.
- Next month will be the election of officers.
- Kent Kelly provided paperwork on commercial property project permits and work sheets to make a part of the zoning ordinance. Pages 1 and 2 will probably be in the Ordinance. Section 14.7 Copies of this paperwork on this project are attached to these minutes. Lance will provide verbiage for the January meeting.
- Vehicular signage ordinance: The Township Board reviewed and felt it should be part of the sign ordinance. Kent took the proposed ordinance to Township Attorney, Dick Figura. Mr. Figura is working on rewording this proposed ordinance and contemplating whether it might be better suited as a parking ordinance.
- The sign committee will meet this Thursday and is working on making a recommendation.
- The Pine Street walkway project was championed by Jim Seeburger. As Jim is no longer on the Commission, Bill Stege will look at the project and report on the feasibility of going forward.

OLD BUSINESS

1. From the master plan to do list:
 - a. Regulations to protect environment:
 - b. Link zoning approval to other agency permits
 - c. Encourage use of natural vegetation strips
2. Add hillside development standards
3. Develop and adopt uniform lake regulations for the Glen Lakes
4. Minimum building square footage for business use – Sue

Discussion on these items will be added to future meeting agendas.

Chairman Lance Roman cited the purpose of the Planning Commission is to propose ordinances to the Township Board and review site plans.

PUBLIC COMMENTS:

No public in attendance.

COMMISSION MEMBER COMMENTS:

ADJOURNMENT:

The December meeting of the Planning Commission was adjourned by Chairman Lance Roman at 9:10 P.M.

Respectfully submitted,
Dotti Thompson
Recording Secretary
Planning Commission