

Approved

GLEN ARBOR TOWNSHIP

Planning Commission
Glen Arbor, Michigan 49636
February 3, 2010

CALL TO ORDER: The meeting of the Glen Arbor Planning Commission was called to order at 7:29 by Vice Chairman, John Pepler.

ROLL CALL: Present were Bill Stege, Fred Missad, Kent Kelly, Lois Saltzman and John Pepler. Sue Nichols and Lance Roman were absent.

AGENDA: The addition of the *Conflict of Interest* statement.

APPROVAL OF MINUTES: Kent Kelly moved to approve the minutes of the January meeting with corrections and Fred Missad supported. The motion carried.

CORRESPONDENCE: A pamphlet on planning workshops that was to be presented at the MTA Conference and an email from Keenan May.

TOWNSHIP BOARD REPORT: Kent Kelly reported on the Township Board meeting of January 19. Of interest was the report from the Emergency Services Advisory Commission: due to ESAC coming in under budget for this year, Empire's payment has been reduced from \$68,000 a month to \$57,000 a month. Kent asked that Commission members sign the *Conflict of Interest* statement and return it to Bonnie Quick, Clerk.

ZONING ADMINISTRATORS REPORT: Bob Hawley reported he had issued one land use permit in January.

ZONING BOARD OF APPEALS REPORT: There was no meeting of the ZBA in January.

PUBLIC COMMENTS:

NEW BUSINESS:

1. Chairman Lance Roman received an email from Keenan May. The email was to have been forwarded to the Commission, however it was not received. A copy will be available at the next meeting and an attempt to email Keenan's correspondence will be attempted again. Mr. May is interested in street vending. Bob Hawley commented on the fact that there are ordinances in place that would prevent street vending but it would be beneficial to have a definition specifically for street vendors so, if desired, they can be defined and excluded. John Pepler read the letter from Lance Roman regarding Keenan's interest and will add it to a future agenda.

2. Vehicular signage ordinance. Township Attorney Dick Figura was in attendance at the Township Board meeting in January. He was asked for verbiage to help define

this proposed ordinance. Mr. Figura felt the odds of defending such an ordinance were not good. He suggested a parking ordinance might be a surer way; however it would be difficult to enforce. The Board was not encouraged but will discuss it again at the February Board Meeting.

.
3. Commercial Property Project Permit. Kent Kelly will take the proposed permit to Township Attorney Dick Figura for review and comment.

.
4. Commission Member on Heritage Route Committee. Co Chair, John Pepler asked for interest from the commission on participating on this committee. There was no interest from Commission members.

.
5. Future topics for discussion. Bob Hawley commented on the fact that when the Keyholing Ordinance was put into place, the verbiage on docks had been eliminated. It was decided that subject should be on the agenda as a topic for discussion.

.
OLD BUSINESS:

1. a. *Add regulations to protect the environment: notably to protect water quality thru new groundwater protection standards added to the site plan review process.*

These regulations are handled by the county and the Commission agreed to eliminate this item from its agenda.

.
1.b. *Encourage the use of natural vegetation strips along shorelines, and link to new Township wetland regulations.* The Commission agreed to invite Rob Karner to a Planning Meeting to discuss wetland regulations and provide guidance. Bob Hawley commented that it is very expensive to get a map with wetlands identified. Mr. Hawley relies on Steve Christianson to make the determination as to whether a certain piece of property is considered wetland.

.
2. *Add hillside development standards to prevent erosion, retain natural vegetation and prevent unsightly development. Consider tree clearing and grading regulations that prohibit such activity prior to review of an application for site plan or other zoning approval.* Fred Missad spoke with Glen Lake Association member, Sarah Litch. The Glen Lake Association is working on standards for developing ridgeline development. Sarah Litch agreed to have the GL Association prepare a proposed ordinance.

.
3. *Develop and adopt uniform lake regulations for the Glen Lakes based on Empire Township's recent regulations, including strengthening keyhole regulations.* Kent Kelly will review and compare the requirements between Glen Arbor Township and Empire Township residential waterfront properties for the March Commission meeting. It was agreed by Commission members that any regulations should be practical.

.
4. *Minimum square footage for business use.* Sue Nichols had championed this item and was not in attendance. It will be on the agenda for the March meeting.

.
PUBLIC COMMENTS:

•
COMMISSION MEMBER COMMENTS: John Pepler is in favor of changing the ordinance prohibiting building a residential building in a commercial district. John would like to champion changing this ordinance.

Mr. Pepler would like to have the agenda a week ahead of the scheduled Planning meetings.

Bill Stege volunteered to look up a definition of street vendors.

Bob Hawley noted that a report by Rob Karner stated the water quality of the lakes has not changed in 20 years.

•
ADJOURNMENT:

The meeting was adjourned by Vice Chair, John Pepler at 8:45 PM.

•
Respectfully submitted,

Dotti Thompson

Recording Secretary

Planning Commission