

APPROVED AS PRESENTED

**GLEN ARBOR TOWNSHIP
Zoning and Planning Commission
Glen Arbor, MI 49636**

February 25, 2004

Special Master Plan Meeting

The Special Master Plan meeting of the Glen Arbor Zoning and Planning Commission was called to order by Vice Chairman Terry Gretzema in the Glen Arbor Town Hall Meeting Room at 7:30 p.m. Those present were: Bill Olson, Kent Kelly, Lois Saltsman and Terry Gretzema. Lance Roman, Jim Seeburger, Frank Wilcox and Joel Drake were absent. Mark Wyckoff – the Master Plan Consultant—was also present.

TOWNSHIP WEBSITE/MASTER PLAN PLATFORM

Terry Gretzema explained to the public present that information about the entire Master Plan update process and the related paper work is on the Glen Arbor Township web site. He encouraged people to use the web site to make comments on the Master Plan, noting that their comments would be forwarded to the Zoning and Planning Committee.

REPORT ON TASKS #8 & 10 (DATA COLLECTION) STATUS

Terry Gretzema recapped the data collection process and the myriad problems encountered. Mark Wyckoff noted that his office MUST have the data by March 10th, 2004 in order to due the analysis for the next meeting with him.

KEY ISSUES – MARK WYCKOFF

Mark Wyckoff talked about the key issues gathered from the participants of the Glen Arbor Town Meeting:

1. Potential for new development is restricted by the septic system and back-up system space required by the county. This potential will be more fully revealed by the analysis of the Township data from tasks #8 & 10.
2. The County Health Department has demonstrated a willingness to look at new types of septic systems as well as shared septic systems and holding tanks. He also noted that the State is in the process of adopting a sanitary code for the entire State.
3. If the Township or the Town built a wastewater treatment facility it would be severely restricted by the lack of land available for treated water discharge. He did note that there is a case on the books where the courts ordered the National Park to provide land for this purpose. Long Term sustainability is based on a year round population. Unless there is more commercial development Glen Arbor Township may have problems sustaining the needed year-round population needed. The topography issues that would restrict the ability to run a sewer system around the lakes was also discussed. Mark noted that in the town meeting 2 points came up repeatedly: People want more services/shopping in town and people want a sewer system.
4. Mark noted that the water quality in both Glen Lakes and Lake Michigan (in our area) are excellent and that the lakes are our most important assets. He also noted that putting water quality issues in the Master Plan would give strength to implementation of plans to preserve same.

Comments on drafts of Master Plan Chapter 1 and 2

Mark noted that it was impossible to find a Township comparable to Glen Arbor in Michigan.

The lack of affordable housing was discussed. Areas zoned R-6 currently allow mobile homes, but may not allow mobile home parks. Glen Arbor Township may be able to meet these requirements by working with an adjoining township.

One option for seasonal worker housing could be building apartments above commercial buildings.

Mark also noted that Glen Arbor Zoning has modest parking requirements when compared to other townships.

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Special Master Plan Meeting Cont.

Comments on drafts of Master Plan Chapter 1 and 2

Numerous questions from the audience were answered/addressed regarding: wetland protection, bigfoot height restrictions, National Park involvement, endangered species/plants, and septic issues.

Mark reviewed some of the census data he had on Glen Arbor Township regarding; the slow population growth, the mean age of the population, and the slow growth in year-round residents.

Next Steps in the Master Plan Update Process

Mark noted that the next meeting with him is scheduled for March 24th, 2004. At that time the following items need to be completed or addressed:

1. Build out analysis based on the data from tasks #8 & 10
2. A consensus on an approach to key issues
3. Meeting with adjoining townships
4. Having a May or June Town Meeting

Terry encouraged everyone to read the materials from Mark thoroughly.

Terry Gretzema adjourned the meeting at 8:58 p.m.