

approved

GLEN ARBOR TOWNSHIP

Planning Commission
Glen Arbor, Michigan 49636

January 2, 2008

CALL TO ORDER: Chairman Lance Roman called the meeting of the Planning Commission to order at 7:35 PM

ROLL CALL: Present were Jerry Giesler, Barbara Gordon, Frank Wilcox, Lance Roman, Jim Seeburger and Lois Saltsman.

AGENDA: Jim Seeburger moved to accept the Agenda as written and the motion was supported by Frank Wilcox.

APPROVAL OF MINUTES: Jim Seeburger made the motion to approve the minutes and the motion was supported by Lois Saltsman.

CORRESPONDENCE: There was no correspondence.

TOWNSHIP BOARD REPORT:

Beside the regular Township Board Meeting, Kent reported on a meeting of the Glen Lake Association. Some of the pertinent subjects discussed were control of invasive species, clear cutting ordinances, road end ordinances and the increase of monetary contributions from each of the Townships. The Glen Lake Association plans on sending members to attend the Planning Commission meetings in the future. Barbara Gordon offered to take the subject of road end ordinances to the County Planning Commission.

Kent Kelly made the minutes of the December 18th Township Board Meeting available to the Commission members.

Township Board Report of particular interest:

- Robert Hupp, paramedic, resigned and interviews are being conducted for a replacement. The ES Department is also interviewing for a Firefighter.
- The Public Restrooms were discussed again. Kent would like to see a county wide mailing go out for public opinion but there are no plans to do so. Terry Gretzma reminded the Board that a public restroom is part of the Master Plan
- The Glen Lake Chamber of Commerce has offered to spend approximately \$300/month for maintenance. Bill Thompson reported that the \$300 is not a firm amount. The cost will be discussed at the Board's annual meeting.

ZONING BOARD OF APPEALS:

There was no meeting this past month.

ZONING ADMINISTRATORS REPORT:

Mr. Hawley was not present.

NEW BUSINESS:

Election of new officers.

Lois moved to retain all presiding officers for another term. Jim supported. The motion passed unanimously.

Lance provided three pieces of ordinance information regarding short term rentals to be perused by the Commission members and addressed at the next meeting.

Kent discussed the sign ordinance with Dick Figura, the Township Attorney. Kent was advised not to pursue an ordinance change in For Sale signs or For Rent signs unless they are in the road right-a-way.

The Commission members tried to enumerate road ends (roads ending at the Lake) in Glen Arbor Township and believed Hunter Road, the Public Launch, Brooks Road and Lake Street were the only four considered in Glen Arbor Township. It was decided to invite the President of the Glen Lake Association, Sarah Litch to a Commission meeting.

OLD BUSINESS:

Chairman Lance Roman went down the proposed changes to the Zoning Ordinance as mentioned in the Master Plan: The following suggestions were deleted for a variety of reasons. In brief:

Regulations over building height: Done

Consolidation of six residential districts: Done

Rezoning all waterfront residential property: Could not do

Remove single family residences from Business District: Done

Rezone properties classified as Resort: Done

Rezone marinas from Business District to Commercial Resort District: Done

Rezone Woodstone development: Done

Allow cluster development or PUDs in residential zone: Done

Establish a formal PUD and site plan for the Homestead: Cannot dictate to the Homestead

Establish a site plan for resorts and marinas in the Township: Will confer with Dick Figura

Amend the legend on the Zoning Map to match the districts of the Zoning Ordinance: Done

Amend the Zoning map to show Park land in light green color: Done

Clarify the language in the Government District. Township exempt from zoning: Done

Add new surface standards to protect water quality: Delete

Lake Michigan setbacks: Dead issue

Disallowing docks to extend beyond a certain length Delete: Cannot set ordinances for idiots

Add authority for violations as civil infractions: Done

Clarify how to measure setbacks on private roads.....:Done

Still to be considered:

Add provisions over commercial building appearance.

Add the appropriate procedures and standards for administering site plan review.

Add regulations to protect the environment

Add hillside development standards

Add tree clearing and grading regulations
Develop and adopt uniform lake regulations for the Glen Lakes
Consider disallowing living quarters above boathouses
Consider whether to allow multiple residences on large single waterfront lots
Consider adding standards to the Business District to require shared parking
between businesses

A new list will be typed up and presented. Lance will talk with Dick Figura regarding rentals before the February meeting.

Kent suggested that some uniformity be adopted regarding verbiage in sign ordinance particularly in regards to the terms rental and lease on page 19 item 23.

PUBLIC COMMENTS:

There was no public comment.

COMMISSION MEMBER COMMENTS:

No further commission comments.

ADJOURNMENT:

A motion to adjourn was made by Jim Seeburger and seconded by Frank Wilcox.
The meeting was adjourned by Chairman Lance Roman at 9:00 PM.

Respectfully Submitted
Dotti Thompson
Recording Secretary
Glen Arbor Township Planning Commission