

**Approved**

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

January 4, 2005

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

**ROLL CALL:** The following members were present: Kent Kelly, Frank Wilcox, Joel Drake, Lois Saltsman, Barbara Gordon, and Lance Roman. Jim Seeburger was absent.

**AGENDA:** **Approved** as written.

**APPROVAL OF MINUTES:** Kent Kelly moved to approve the minutes of the December meeting and Frank Wilcox seconded the motion. The minutes of the December meeting were approved as presented.

New member Barbara Gordon was welcomed to the Planning and Zoning Commission.

**CORRESPONDENCE:**

1. Newspaper article from Jeanine Dean regarding rental properties and problems encountered when owners of rental properties are not present. K.B. Sutton is experiencing many difficulties with rentals and their shared frontage.
2. Responses from adjacent communities on the Future Land Use Plan.
3. A letter from the County waiving the \$190 bill for maps for the Future Land Use Plan. The County typically waives map fees when monies are obtained thru Grants.
4. A reminder from Trudy Galla to issue a notice that we are changing the Future Land Use Plan. That has been done.
5. Kasson Township's Master Plan for review.

**TOWNSHIP BOARD REPORT:**

Kent Kelly reported on the following from the December 21, 2004 Township Board Meeting:

1. A proposal for sharing a deputy with Empire for the summer months is in talking stages.

2. Treasurer Terry Gretzema has appointed Dotti Thompson as Deputy Treasurer.
3. John Depuy reported that they have made 241 calls so far this year.
4. Supervisor John Soderholm reported that the Tower people were to have attended the meeting and the Tower was to have been moved. Council will be engaged if the Tower people do not take action.
5. The Glen Lake Community Library has appointed Gary Humphreys to the Library Board.
6. The appointment of Barbara Gordon to the Planning and Zoning Commission.
7. The reappointment of Lois Saltsman to the Planning and Zoning Commission.
8. The reappointment of Kent Kelly to the Zoning and Planning Commission as Board liaison.
9. The reappointment of Bonnie Quick as Board liaison to the Board of Appeals.
10. The appointment of Fritz Barratt to the Salary and Wage Committee for a 3-year term.
11. The Board is investigating getting Ping-Pong tables for use in the Townhall. John Depuy supports having something for youngsters.
12. The Board is investigating combination locks for the Townhall doors. There are too many keys out and people are coming in to the Townhall and playing basketball when other affairs are taking place.

**ZONING ADMINISTRATORS REPORT:**

Bob Hawley was not present so no report was given.

**ZONING BOARD OF APPEALS REPORT:**

Joel Drake had no activity to report.

**PUBLIC COMMENTS:** There was no public present.

**NEW BUSINESS:**

Election of new Officers.

Kent Kelly nominated Lance Roman for Chairman. Lois Saltsman seconded the motion. Motion carried.

Kent Kelly nominated Frank Wilcox for Vice Chairman, the motion was supported by Barbara Gordon and carried.

## **OLD BUSINESS**

Discussion of the ordinances that have yet to be approved:

Article X. - Governmental District. Do not need an ordinance. Local, State and Federal Governments are exempt from zoning ordinances.

Article IV. - Section 6- Shoreline Setbacks. Currently the setback is 40 feet.

Changing ordinance to the average setback governed by neighbor's parcels. Verbiage to indicate hardships may be taken to the Board of Appeals will be included.

Article VIII - Business District. To allow multifamily dwellings on the second floor of business within Business District but disallow single family dwellings.

Zoning Map Change - To change Residential V on Lake Michigan's shoreline west of Sylvan Court to Residential II and Residential I from Lake Street to Sylvan Court.

Master Plan Status - A Public Hearing is planned for January 24, Monday at 7PM.

Notice has been placed in the Enterprise. A Commission meeting to discuss Future Land Use Plan changes is scheduled for Wednesday, January 12 at 7PM. The meeting will be posted on Monday the 10<sup>th</sup> at the Postoffice and Townhall. Dotti will contact Jim Seeburger regarding attending this meeting.

Lance reported that the Future Land Use Plan should be finished up by the end of January to keep our Grant funding viable.

## **PUBLIC COMMENTS:**

None

## **COMMISSION MEMBER COMMENTS:**

Barbara Gordon said she is excited to be a member of the Commission.

## **ADJOURNMENT:**

A motion by Barbara Gordon and supported by Frank Wilcox to adjourn the meeting carried. Committee Chairman Lance Roman adjourned the meeting at 8:50PM

Respectfully Submitted

Dotti Thompson

Recording Secretary

Planning and Zoning Commission