

Approved

## GLEN ARBOR TOWNSHIP

Planning Commission  
Glen Arbor, Michigan 49636

January 4, 2011

### **CALL TO ORDER:**

Chairman Lance Roman called the meeting of the Planning Commission to order at 7:50 PM.

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### **ROLL CALL:**

Present were Lance Roman, Bill Stege, Fred Missad, Sue Nichols, Lois Saltsman, Kent Kelly, and John Pepler

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### **AGENDA:**

Approved as written

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### **APPROVAL OF MINUTES:**

Bill Stege moved to approve the December minutes with corrections and Sue Nichols supported. The motion passed unanimously.

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### **CORRESPONDENCE:**

A brochure on the North Michigan Peacemaking summit.

A letter from Bob Hawley to Mr. Gregory J. Besio regarding an addition in violation of the setback ordinance.

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### **TOWNSHIP BOARD REPORT:**

Kent Kelly reported on the December 8 special Township Board meeting held jointly with the Empire Township Board. The purpose of the meeting was to discuss options pertaining to billing the insurance companies for Glen Lake Fire area residents.

Kent Kelly provided the minutes of the meeting for perusal by the Planning Commission.

Kent will report on the regular December 21 Town Board meeting at the February Planning meeting.

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### **ZONING ADMINISTRATORS REPORT:**

Bob Hawley reported the addition in violation of the setback ordinance for G. Besio is being removed.

One land use permit was issued in December to Verizon Wireless.

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Steve Shuker, owner of Northwood Hardware presented a site plan for two sheds and a gazebo type building and some lighting and aesthetic changes to the back of the hardware store. Lois Saltsman moved to accept the site plan as submitted and Sue Nichols supported. The motion passed unanimously.

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**ZONING BOARD OF APPEALS REPORT:**

JP reported that no hearings have been held and none are scheduled at this time.

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**NEW BUSINESS:**

Election of 2011 Planning Commission Officers:

All of the present officers have agreed to remain in office for the 2011 year. A motion was made by Kent Kelly and supported by Lois Saltsman to accept the slate as presented. The motion passed.

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Review of Public Hearing:

Minutes of the Public Hearing will be forwarded to Dan Wagner and Leelanau County.

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Review status of Master Plan:

Individual review of chapters in progress:

Lois Saltsman: Work in progress on Chapters 1 and 2.

Sue Nichols, Chapter 3: Sue would like to delete outdated maps. Sue will get current maps from Tim Cairns, the Assessor, and will decide at a future Commission meeting which maps are not necessary.

Kent Kelly, Chapter 5: Ready for publication except for a couple photographs.

Copies of Chapter 5 were distributed to Commission members to peruse and discuss at the February Commission meeting.

Fred Missad, Chapter 6: Fred has emailed his revisions to Lance.

Bill Stege, Chapter 4 & 7: Ready for publication. Lance will email a copy to each Commission member.

John Pepler, Chapters 8 & 9: JP has emailed revised chapters to Lance and they will be forwarded to each Commission member.

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**OLD BUSINESS:**

*Encourage the use of natural vegetation strips along shorelines, and link to new Township wetland regulations. – delete this reference in favor on new Master Plan*

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*Add hillside Development standards to prevent erosion, retain natural vegetation and prevent prior to review of an Application for site plan or other zoning approval – Fred to interface with John Rockwood. Consider tree clearing and grading regulations that prohibit such activity. – delete this reference in favor on new Master Plan*

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Other Items Under Consideration:

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*Review need of windmill regulation inclusion – Kent Kelly has nothing new to report at this time.*

*Parking and use of RV's on residential lots with no permanent waste disposal - Fred Missad is investigating pros and cons.*

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*Vehicular signage – Nothing new to report*

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*Road Repair Punch List: There is no funding available but the Township Board would like the Commission to maintain this list:*

*North Oak*

*South Forest Haven*

*Miller Hill*

**PUBLIC COMMENTS:**

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**COMMISSION MEMBER COMMENTS:**

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**ADJOURNMENT:**

Chairman Lance Roman adjourned the meeting at 8:45PM

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Respectfully Submitted  
Dotti Thompson  
Recording Secretary  
Planning Commission

APPROVED