

Approved

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

July 5, 2005

CALL TO ORDER: Commission CoChairman Frank Wilcox called the meeting to order at 7:30 PM

ROLL CALL: The following members were present: Kent Kelly, Lois Saltsman, Barbara Gordon, Frank Wilcox, and Jim Seeburger and new Commission member Jerry Giesler was introduced. Lance Roman was absent.

AGENDA: Kent Kelly added to old business. Jim Seeburger moved to approve agenda with additions. Lois Saltsman seconded the motion. Motion carried. It was decided to move Public Comments to the beginning of the meeting to accommodate the number of people who wished to speak.

APPROVAL OF MINUTES: . Kent Kelly moved to approve with corrections. Jim Seeburger supported. Motion carried.

PUBLIC COMMENTS:

- Nancy Olson, Sheridan Lane, asked if the Moratorium was still in place.
- Kathy Shook, Glen Eden Rd, concerned about keyholing in her area
- Kay Smith, Brooks Road, wanted to know where we were trying to go with a new ordinance
- Carol Schluter, Sheridan Lane, stated that nonriparian owners were already using the property in question and wishes to prevent nonriparian owners from using waterfront property. She is the neighbor of the lot in question.
- Bruce Keen, Sheridan Lane, reported that the nonriparian owners had 18 people on the property in question over the 4th of July.
- Ralph Olson, Sheridan Lane, said that there are already two paths cut through the East and West sides of the lot which conflicts with the present keyholing ordinance.
- Bob Hawley said a new ordinance would apply to R-1 residential properties. Ownership cannot be prevented and right now there is no ordinance limiting use of property.
- Mark Laughlin, Cottage Lane, spoke in favor of his use of the property in question. Mr. Laughlin said there would be no car traffic associated with the use of the property and no watercraft traffic. The noise level would be even less than other surrounding properties. There are nine entities in the LLC owning the property.

- John Stewart, Dune Highway, noted that the letter sent out by Sheridan Road residents was not signed but had a noble objective.
- Chris Shook, Glen Eden Road, thanked the Commission for working hard to develop an ordinance to protect against keyholing.
- Kathy Shook, Glen Eden Road, was concerned that allowing keyholing would affect property adjacent to hers.
- Bruce Keen, Sheridan Lane, questioned who would police this piece of property.
- Susan Keen, Sheridan Road, commented that an appraiser told her that keyholing could affect property values in the area by up to 25%
- Mark Laughlin, Cottage Lane, reminded Commission that the LLC has made a considerable investment in the keyholing property.
- John Martin, Whispering Pines, felt that keyholing does not fit into the mold of what single family waterfront properties are all about. He questioned who would police the area and limit the usage. Keyholing could bleed into other areas and erode property values. He commented that the ordinance now in place should have been better thought out and needs to be straightened out.

CORRESPONDENCE:

The following letters and emails were received concerning the keyoling issue:

1. David Watt
2. Patricia and E. William Gillula
3. Lillis Lyon
4. Margaret Sprattmoran
5. Elizabeth Feigenbaum
6. Jeanine Dean
7. Becky Thatcher
8. Carolyn Bennett
9. Suzanne Laverty
10. Katie and Bob Cook
11. Diana Ireland and M.E. Lehmann
12. Paul Binsfeld
13. Frank and Marie Pfeifer

TOWNSHIP BOARD REPORT:

Kent Kelly reported on the following from the June 21 Township Board Meeting:

- Chief Deputy reported that they responded to 107 calls.
- Chief Deputy stated that parking needs to be limited on one side of Oak Street and State Street so emergency vehicles can move freely.
- The old firestation would be removed by the 4th of July (it was).
- A motion was approved to research and adopt a no overnight parking ordinance.
- A feasibility study on alternate septic systems for public restroom facilities where the old firehouse once stood was approved. Kent reminded the Board that a motion to sell the property had passed .

- Stan Brubaker spoke in favor of public washroom facilities.
- Jeanine Dean questioned the time line of the exhaust fans in the Town hall gym.

ZONING ADMINISTRATORS REPORT:

Four permits were issued last month:

- Ruth Schacknies-5778 Dunns Farm Rd-Residential Addition
- Bob Stoessel-6847 S. Glen Lake View-Single Family Residence
- Kevin & Peg McCarty-#2 Frogpond-Single Family Residence
- Sutherland Construction-Crystal Bend#6-Single Family Residence

ZONING BOARD OF APPEALS REPORT:

Barbara Gordon is newly appointed and has not attended a meeting yet.

NEW BUSINESS:

A motion presented by Jim Seeburger and supported by Kent Kelly to recommend to the Glen Arbor Township Board a near term sale of the old fire house property with proceeds to be put into an interest bearing account and applied to pay down the new emergency services building at the time the early payment penalty provision of its note expires. Barbara Gordon opposed motion. Motion passed.

A motion presented by Kent Kelly and supported by Jim Seeburger to recommend to the Glen Arbor Township Board to retain Richard Figura, municipal government attorney located in Empire, as special council to aid and complement the efforts of Mark Wycoff (municipal planner) and Dick Ford (township attorney) in the matter of keyhole ordinance changes and adoption. Motion passed unanimously.

OLD BUSINESS

Kent Kelly had reviewed and added 5 pages of comments to the Leelanau County Master Plan and has passed it on to Barbara Gordon for comments.

The proposed revision of the Planning and Zoning Commission By-Laws Section 7.0 Attendance was reviewed and text changes made. Jim Seeburger moved to present to Township Board for approval The motion was supported by Barbara Gordon and passed unanimously.

Kent Kelly asked that Commission members take notes on roads that are in poor repair so a list can be presented. It was noted that Day Forest Road, Fisher Road and Harriger Roads are in need or repair and will be put on list.

PUBLIC COMMENTS:

Moved to beginning of meeting.

COMMISSION MEMBER COMMENTS:

Barbara Gordon felt that the Township should take another look at the old firehouse property before selling it. Lois Saltsman commented that she is not in favor of selling either.

There was discussion on the topic of public washrooms with concerns by Jim Seeburger and Kent Kelly regarding maintenance, expense, and septic system locations.

Kent Kelly reminded the audience that the Township is always looking for people to serve on various boards and commissions.

ADJOURNMENT:

Jim Seeburger moved the meeting be adjourned and Barbara Gordon seconded the motion.

The meeting was adjourned by Frank Wilcox at 8:45 PM

Respectfully Submitted

Dotti Thompson
Recording Secretary
Planning and Zoning Commission