

Approved

GLEN ARBOR TOWNSHIP

Planning Commission
Glen Arbor, Michigan 49636

July 6, 2010

CALL TO ORDER:

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

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ROLL CALL:

Present were Lance Roman, Bill Stege, Kent Kelly, John Peppler, Fred Missad, Lois Saltsman, and Lance Roman. Sue Nichols was absent.

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AGENDA: Addition of 4.5 New Business: road repair recommendations

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APPOVAL OF MINUTES: John Peppler moved to approve the minutes of the June Planning meeting and Bill Stege supported. The motion passed unanimously.

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CORRESPONDENCE:

There was no correspondence

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TOWNSHIP BOARD REPORT:

Kent Kelly provided minutes of the June 15 Township Board report for perusal by the Commission members.

ZONING ADMINISTRATORS REPORT:

Bob Hawley issued three permits in June.

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ZONING BOARD OF APPEALS REPORT:

No hearings conducted

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NEW BUSINESS:

Review need for water front regulation – Kent Kelly & Bill Stege

The five page document compiled by Kent Kelly and Bill Stege, acting as a proposed ordinance, will be shared with Kasson Township, Empire Township and the Glen Lake Association for input and comments.

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Fence Setback to Lake - Bill Stege

The Commission members suggested verbiage regarding “a fence cannot extend closer than 40 feet from the high water mark” be added. Bill will write a proposed ordinance including that verbiage and will forward to Lance. Lance felt that ordinance be part of the fence ordinance and not be included in a waterfront regulation ordinance.

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Definitions that are needed: Windmill, dock, flagpole, patio, deck

Other definitions could include *boat hoists* and *premises* and broad definitions would be better than specific definitions with a short paragraph of intent.

Kent reported that the Township Board wishes that the Planning Commission review work on the proposed vehicular section of the sign ordinance. John Pepler suggested that the sign ordinance that is now in effect is sufficient.

Motion by John Pepler to leave the present sign ordinance as is, as it applies to vehicular signage, support by Kent Kelly.

Fred Missad Abstain

Lois Saltzman Yes

Bill Stege No

Kent Kelly No

John Pepler Yes

Lance Roman Yes

Kent will take this vote back to the township board and ask for their opinion.

Lois and Kent will work on the area aspects of the current sign ordinance, the 15%/7% portions, as suggested by the sign committee.

OLD BUSINESS:

Start review of Master Plan

Lance informed the Commission that the Master Plan should be reviewed after it has been in effect for five years. In order to do expedite the review, Lance will divide the Master Plan into six sections and each Commission member will be assigned a section. Lance will compose a letter to Leelenau County Planning, Empire Township, Kasson Township and Cleveland Township to inform them that a review has begun.

Repave road on Little Glen.

Kelly reported that three or four roads should be considered for refinishing. Fisher Road was redone a couple years ago. Presently, the Township Board has entered into an agreement with the Leelanau County Road Commission to proceed with improvements to Day Forest Road. Bob Hawley stated that the Road Commission does not have the financial stability to participate in refinishing roads. Kelly will check with the Township Board to see if they need anything from the Planning Commission regarding this issue.

PUBLIC COMMENTS:

Jeanine Dean told the Commission that they should attend the 4th of July Flag Raising Ceremony at Old Settlers Park.

COMMISSION MEMBER COMMENTS:

None

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ADJOURNMENT:

Chairman Lance Roman adjourned the meeting of the Glen Arbor Township
Planning Commission at **9:15 PM**

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Respectfully Submitted
Dotti Thompson
Recording Secretary
Planning Commission