

Approved

GLEN ARBOR TOWNSHIP

Planning Commission
Glen Arbor, Michigan 49636

June 2, 2009

CALL TO ORDER:

The meeting of the Glen Arbor Planning Commission was called to order at 7:35 P.M. by Jim Seeburger, Secretary for absentee Chairman Lance Roman.

ROLL CALL:

Jim Seeburger, Kent Kelly, Lois Saltsman, and Sue Nichols were present. Frank Wilcox, Barbara Gordon and Lance Roman were absent.

AGENDA:

Approved as written.

APPROVAL OF MINUTES:

Kent Kelly moved the minutes be approved as written and Sue Nichols supported. The motion passed unanimously.

CORRESPONDENCE:

- A letter from the National Park Service regarding concerns about erosion at the drop off at the Scenic Drive. There will be a public open house concerning this issue on June 17 at 4PM at the Visitor's Center.
- An email from the Attorney for Matt Wiesen concerning the Miniature Golf Course and kayak livery.

TOWNSHIP BOARD REPORT:

Kent Kelly made the minutes of the special meeting with the Planning Commission and the regular meeting on May 19 available for the Commission to peruse.

ZONING ADMINISTRATORS REPORT:

Bob Hawley reported that there were no permits issued in May.

Becky Sutherland and Charles Crouch were in attendance and submitted a site plan with the addition and corrections made as required by the Planning Commission. A question regarding permits issued was responded to. All permits are in place except for the Health Department and it cannot be issued until the septic system is complete.

The Commission required an additional 18 parking places and 20 are being put in. Becky commented that they do not have to run kayaks from the Oak Street location. In response to a question from Kent Kelly, Becky offered the following in lieu of an exact schedule: From 3:00 P.M. to 5:00 P.M. is the heaviest time for kayaking and after 7:00 P.M. the Golf Course is the busiest. Rob Karner asked how kayaks will be monitored so they do not bring invasive species from Lake Michigan into the inland lakes. Sutherland replied that they will keep the kayaks separate so the same boats will always be on the same waters.

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PUBLIC COMMENT:

Jan Semple asked what kind of food will be served in the new café. The café will only handle packaged foods at this time per Becky.

Edgar Roy, Attorney for the Matt Wiesen family, suggested that the present site plan does not meet requirements. An email was sent to all the Commission members. Mr. Roy contends that an unapproved site plan is being layered on top of an unapproved site plan. Mr. Roy suggests that the parking issue be referred to the Zoning Board of Appeals and that his email letter be referred to the Township Attorney. Mr. Hawley said the Putt-Putt site plan was approved at the April 24 Commission meeting.

Jim Seeburger suggested that the Commission members have a chance to peruse the information from the Sutherlands and from Mr. Roy and act on it at the July Planning meeting.

Mr. Hawley noted that the issue is for approval of the site plan for parking for the new use. Lois Saltsman moved to approve the new kayak site plan for parking and Kent Kelly supported. Lois aye, Kent aye, Jim aye, Sue nay. The motion carried.

Mr. Kelly asked that it be noted that the site plan was approved for only the following activities: golf course, boat livery and carriage rides. No approval was given for any other activities mentioned in The River's advertising.

Mike Litch questioned the midnight kayak trips.

The parking was determined in this manner:

1 per hole, 1 per 400 feet of building space and room for 2 employees. That equation equaled 26 parking places required.

Jan Semple implored the Planning Commission to follow everything that is required of the Commission.

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NEW BUSINESS:

The Natural Hazards Mitigation Plan was not discussed as none of the members had it to peruse. Kent will check with Lance on this topic.

- John Soderholm presented a map and recommendations from the Township Board for routing bikers and hikers through Glen Arbor. The most popular alternative was to route it North on M-22 to Lakewood then to Lake Street and on to Northwood Drive.
- Kent Kelly suggested a sign at Lake Street and Lakewood pointing out the public washroom facilities and restaurants. A public hearing will be scheduled to get input on this issue.

Kent is waiting for responses on the questionnaire that was passed out to the Commission members. He mentioned a report from the State that said Leelanau County has a huge potential for commercial windmills and Kent feels Planning should consider an ordinance for commercial windmills. John Hoagland commented that most likely windmills will be 20 miles off shore in Lake Michigan. He feels that residential windmills are not economical. Every township in the area has a different ordinance governing windmills. Mr. Hoagland can be reached at jthoagland@earthlink.net.

Kent suggested looking into an ordinance for street vendors for a future topic.

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ZONING BOARD OF APPEALS REPORT:

Barbara Gordon not present.

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OLD BUSINESS:

- 1 .Regulations to protect the environment would be a conservation issue.
2. John Rockwood and Rob Karner with the Glen Lake Association presented a slide show regarding starting work on getting Glen Arbor, Empire and Kasson Townships to adopt a ridgeline ordinance. They would like to meet with representatives from the three townships and get feedback and then come back in July or August and refine thinking. Barbara Gordon is championing this issue and it was suggested she represent Glen Arbor Township.
3. Lake regulations issue to be discussed.
4. Determined that to leave R6 and Ag alone.
5. Windmills being championed by Kent Kelly.

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PUBLIC COMMENTS:

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COMMISSION MEMBER COMMENTS:

The Commission members would like to pursue a sign ordinance just regulating vehicular signage at the next meeting.

Sue Nichols sited an invitation for a child to go to a party at The River tomorrow to kayak and have pizza. Bob Hawley concurred that it was a violation.

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ADJOURNMENT:

The meeting of the Glen Arbor Township Planning Commission was adjourned at 9:45 P.M. by Jim Seeburger.

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Respectfully Submitted,
Dotti Thompson
Recording Secretary
Planning Commission