

Approved

GLEN ARBOR TOWNSHIP

Planning Commission
Glen Arbor, Michigan 49636

June 1, 2010

CALL TO ORDER:

The meeting of the Glen Arbor Township Planning Commission was called to order at 7:20 PM by Chairman Lance Roman

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ROLL CALL:

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

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AGENDA:

Kent added an item regarding water front regulations and the agenda was approved with the addition.

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APPROVAL OF MINUTES:

The minutes of the March, April and May minutes were approved by a motion made by John Pepler and supported by Fred Missad.

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CORRESPONDENCE:

A Brochure for a Seminar in Lansing on Michigan Land Boundaries and Access Rights.

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TOWNSHIP BOARD REPORT:

Kent Kelly provided minutes of the regular Township Board meeting on May 18 and the special meeting regarding purchase of a fire boat and vehicular signage on May 24. No decisions were made regarding signage at this meeting. Kent reported that a determination will be made at the June Board meeting whether to leave the Sign Ordinance with the Planning Commission or make it a Township Board Ordinance. The Sign Committee has been disbanded and Lance suggested the sign discussion should be left on next month's agenda pending the decision of the Township Board. John Pepler suggested it would not be prudent for the Township Board to take on the Signage Ordinance.

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ZONING ADMINISTRATORS REPORT:

Bob Hawley reported he administered two permits last month.

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ZONING BOARD OF APPEALS REPORT:

No meeting held

NEW BUSINESS:

Review need of windmill regulation inclusion – Kent Kelly

Kent does not have a presentation ready yet but is still researching and is in contact with Empire and their requirements and ordinance. Kent reported he will have a proposal in the near future.

Hillside development update – Fred Missad

Fred has not had any contact with the reps from Glen Lake Association recently. Fred does feel this is a challenging issue but does not feel there is any sentiment in this body to enforce additional regulations.

OLD BUSINESS:

Waterfront Regulations

Kent recommended a comparison with Empire. Kent spoke with Township Attorney, Dick Figura. Some of Empire's regulations would be appropriate for Glen Arbor Township. Kelly, after conferring with Empire, will propose a sample Ordinance. Empire would be willing to look at proposed ordinance in conjunction with Glen Lake Association and Glen Arbor Township. The Planning Commission will peruse the sample ordinance when Kent is ready to present it.

Encourage the use of natural vegetation strips along shorelines and link to new Township wetland regulations. Ask Rob Karner to provide guidance and discuss it at the next Planning Commission.

No discussion at the meeting.

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

No discussion at this meeting

Minimum building square footage for business use – Sue Nichols

Lance suggested the Commission consider an Ordinance to require a building permit if a proposed building is less than 200 sq ft. This would require the square footage for a retail building to be a minimum of 200 sq. ft. This item will be on a future agenda.

Other Items under Consideration:

Bob Hawley suggested defining structures, and looking at fence setbacks and rereading the ordinances on signs, lighting and cell phone towers.

PUBLIC COMMENTS:

COMMISSION MEMBER COMMENTS:

ADJOURNMENT:

Chairman Lance Roman adjourned the meeting at 8:45 PM

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Respectfully Submitted
Dotti Thompson
Recording Secretary
Planning Commission