

Approved

## GLEN ARBOR TOWNSHIP

Planning Commission

Glen Arbor, Michigan 49636

March 6, 2007

Regular Meeting

**CALL TO ORDER:** Chairman Lance Roman called the meeting to order at 7:30PM

**ROLL CALL:** Present were: Barbara Gordon, Frank Wilcox, Kent Kelly, Lance Roman and Lois Saltsman. Jim Seeburger and Jerry Geisler were absent.

**AGENDA:** Addition of John Pepler's presentation and paperwork from Dick Figura and the announcement of Barbara Gordon's new grandson.

**APPROVAL OF MINUTES:** Kent Kelly moved the minutes of the February meeting be approved with correction. Frank Wilcox supported the motion. The motion passed unanimously.

### **CORRESPONDENCE:**

A notice from Bob Hawley regarding building permits.

### **TOWNSHIP BOARD REPORT:**

Kent summarized three meetings of the township board in February. There were two special budget meetings on 2/1 and 2/8. The regular meeting was on 2/20.

### **ZONING ADMINISTRATORS REPORT:**

No land permits issued in February.

### **ZONING BOARD OF APPEALS REPORT:**

Barbara Gordon stated there was no meeting of the Board of Appeals in February.

### **PUBLIC COMMENTS:**

John Pepler commented that Lance was doing a great job.

Bob Hawley has indicated that some discussion is needed to explore the expenses of emergency services. Pooling money and employees between townships is a topic of future discussions. Hawley stated that there is no communication between townships. Collaboration between townships would be a financial plus. It would be beneficial in Mr. Hawley's opinion to have police officers be EMTs so they can be first responders.

### **NEW BUSINESS:**

John Pepler presented discussion regarding proposing a new ordinance reading "No platted subdivision lot may be further divided except to adjoin an adjacent lot and that the dwelling density remains the same or is reduced."

Mr. Pepler also would like an addition to the Glen Arbor Township Parcel Division Application adding the following requirement: A current Title Commitment (within 30 days) and a copy of recorded Deed Restrictions, if any. Kent Kelly will take his request to the Township Board March meeting.

Lance will add the new ordinance item and will provide verbiage at the April meeting.

### **OLD BUSINESS:**

Dick Figura provided paperwork for the changes to the Planning Commission. The Draft was distributed to the Commission members to peruse and will be an item under old business at the April Planning meeting.

Proposed new topics from Version 4.1 to 4.2:

- Item 1. Shoreline setback proposed ordinance was deleted.
- Item 2. Definition of living space versus finished space was defined as finished space does not provide for kitchen facilities.
- Item 3. Lance provided the rewriting of the miscellaneous lots from R3 to R2
- Item 4. Lance provided the rewriting of the Glen Craft Marina rezone.
- Item 5. Lois Saltsman will address the regulation of the size of home businesses.
- Item 6. The proposed Clearcutting ordinance has been deleted
- Item 7. Barbara will provide a definition of mixed use.
- Item 8. Site plan review boiler plate: Lance will address this item for the April meeting.

### **PUBLIC COMMENTS:**

There were none in this segment.

### **COMMISSION MEMBER COMMENTS:**

Barbara Gordon attended a program at the Holiday Inn in Traverse City presented by the MSU extension. The program presented innovative ways of zoning. Barbara will share some of the program's content at a future meeting.

### **ADJOURNMENT:**

Frank Wilcox moved the meeting be adjourned and Kent supported the motion. Chairman Lance Roman adjourned the meeting at 9:00 PM

Respectfully submitted,  
Dotti Thompson  
Recording Secretary  
Glen Arbor Township  
Planning Commission