

GLEN ARBOR TOWNSHIP  
Planning Commission  
Glen Arbor, Michigan 49636

March 1, 2011

**CALL TO ORDER:**

Chairman Lance Roman called the meeting of the Planning Commission to order at 7:30 P.M.

.

**ROLL CALL:**

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

.

**AGENDA:** Approved with a request by Bob Hawley for an addition to New Business.

.

**APPROVAL OF MINUTES:**

The minutes of the January meeting were approved as written by a motion from John Pepler and supported by Sue Nichols.

.

**CORRESPONDENCE:**

Kent Kelly's additions and correction to his section of the Master Plan.  
A Dig Safely brochure.

.

**TOWNSHIP BOARD REPORT:**

Kent Kelly was not present but had provided Township Board minutes of their February 15 regular meeting. Lance noted that the Board had approved the recommendation of the Planning Commission to rezone a portion of Matt Wiesen's property from Residential to Commercial. The balance of the property not rezoned is a separate parcel.

Kent met with Township Attorney Dick Figura regarding vehicular signs. The Township Board still wants to pursue this item.

.

**ZONING ADMINISTRATORS REPORT:**

Bob Hawley reported he had issued one permit in February.

Dan Wagner of Gordie Fraser presented the finalized site plan for the rezoning of Wiesen's property from Residential to Commercial. The deed restricted area will be used for parking. Matt Wiesen informed the Commission that he will be unable to start renovation on the house until next fall and is planning on renting it as a residence for the summer. 2011 as Phase One will be to construct the parking areas; Phase Two will begin in the fall of 2011 to complete renovations for the Bike Shop. Permits are still needed from the Health Department and from MDOT

A motion to approve the site plan with the 2011 and 2012 phases was presented by Lois Saltsman and supported by Fred Missad. Lois: aye, Fred: aye, John: aye, Lance: aye, Sue: abstain. The motion carried.

**ZONING BOARD OF APPEALS REPORT:**

JP representing the ZBA reported there had not been a recent meeting and there were none planned.

**NEW BUSINESS:**

1. Review additional need of Complete Street to Master Plan  
This item will be discussed at future meetings. Lance will contact Mark Wycoff who is the author of the article in the Planning magazine.
2. Review status of Master Plan  
Sue Nichols presented maps and text to be updated and eliminated. Fred will help Sue with communicating.
3. Individual review of chapters in progress.  
Kent Kelly's work will be distributed for perusal.

Bob Hawley stated the County does not employ Fire Inspectors and there are no ordinances in place to require sprinkler systems, it is possible the ISO rating we currently have could go up. John Dodson would do the leg work if the Planning Commission wanted to take this project on. However, after some discussion, it was decided it would probably be more the job of the Township Board to consider as a Township Ordinance.

**OLD BUSINESS:**

Proposed new topics from Version 4.4 to 4.5

It was decided to delete the following items from the Old Business agenda:

2. Parking and use of RV's on residential lots with no permanent waste disposal.
3. Vehicular signage
4. Road repair punch list:  
North Oak  
South Forest Haven  
Miller Hill

These items are either the business of the Township Board, there are no funds to implement or an ordinance would be unenforceable.

**PUBLIC COMMENTS:**

No members of the public in attendance

**COMMISSION MEMBER COMMENTS:.**

Lance would like to see our Zoning Ordinances shorter and easier to read.

**ADJOURNMENT:**

Chairman Lance Roman adjourned the meeting at 9:35 PM

Respectfully Submitted  
Dotti Thompson

Recording Secretary

APPROVED