

APPROVED WITH CORRECTION

**GLEN ARBOR TOWNSHIP
Zoning and Planning Commission
Glen Arbor, MI 49636**

March 24, 2004

Special Master Plan Meeting

The Special Master Plan meeting of the Glen Arbor Zoning and Planning Commission was called to order by Chairman Lance Roman in the Glen Arbor Town Hall Meeting Room at 7:00 p.m. Those present were: Lance Roman, Jim Seeburger, Kent Kelly, Frank Wilcox, Lois Saltsman and Terry Gretzema. Joel Drake was absent. Mark Wyckoff – the Master Plan Consultant—was also present.

BUILDOUT ANALYSIS

Mark Wyckoff handed out a draft agenda and a preliminary data analysis from Tasks #8 & 10 – vacant land. He explained that the data has NOT been verified, but noted that there appears to be significantly more space available for new residential construction than had been anticipated. The potential for new commercial construction is, however, very small. Commission members were asked to spot check the data regarding the lots near their own homes, with no discrepancies found between the data and the information provided by Z & P members.

Mark, explained the process by which the state is moving toward having a state wide septic management laws, with new types of systems being looked at as being allowable. This would open up a number of lots in Glen Arbor Township that are not currently buildable.

Mark notes that Build Out “Is” coming (Glen Arbor Township is already close to Build Out due to being 85% National Park owned.) He estimates that this will not happen for @ 20 years.

Mark discussed the challenges to implementation of a Township wide sewer system; topography and costs being primary concerns.

KEY QUESTIONS – MARK WYCKOFF

Mark’s Draft Agenda had a number of questions for the Zoning and Planning Commission that need to be answered/addressed before the next meeting:

1. Is the Base Data Accurate? What are the Build Out figures at the Homestead Resort. Mark noted that he needs the refinement of the database by April 12th.
2. What are the Implications if the vacant lots are developed?
3. What part of the data analysis needs to be refined further?
4. What are the implications of future Township land needs?
5. What does the Township want to be in 20 years? (Which options to consider.)
6. What adjustments to Zoning & Planning are needed to get there?
7. What kind of Maps are needed for the final Master Plan?

Next Steps

- Refinement of Build Out Analysis
- Preparing alternatives and strategy for implementation
- Schedule meeting with adjoining jurisdictions – The next meeting with Mark Wyckoff and the Zoning & Planning Commission was scheduled for May 3rd, 2003; the joint meeting with adjoining jurisdictions planned for 3:00 p.m. and with Glen Arbor Township Zoning & Planning at 7:00 p.m.
- Catch up on chapters to write
- Decide on when to have the next Town Meeting.
- Look at why so many commercial lots are being used for solely residential purposes

The Meeting was adjourned at 9:20 p.m.