

Approved

GLEN ARBOR TOWNSHIP
Planning and Zoning Commission
Glen Arbor, Michigan 49636

May 3, 2005

CALL TO ORDER: Commission Chairman Lance Roman called the meeting to order at 7:35 PM

ROLL CALL: The following members were present: Kent Kelly, Lois Saltsman, Barbara Gordon, and Frank Wilcox. Jim Seeburger, Lance Roman. Joel Drake was absent.

AGENDA: Approved with addiiton. Kent Kelly added a discussion regarding meeting attendance.

APPROVAL OF MINUTES: Kent so moved. Lois Saltsman seconded. The motion carried.

CORRESPONDENCE:

A letter from Eric Lineman County Planning and Zoning regarding a piece of property near the Homestead and his concerns about key holing.

TOWNSHIP BOARD REPORT:

Kent Kelly reported on the following Township Board Meeting:

- The 2005-2006 budget was approved.
- Treasurer Terry Gretzema reported that we cannot make payments on our bond until 2013 so the remaining funds need to be reinvested until that time.
- Approval for John Depuy to buy a new chassis for the hydrant truck at a cost of \$27,000.00.
- Approved the Agreement between Glen Arbor Township and the United States Department of the Interior National Park Service concerning fire fighting.
- Glen Arbor Township will pay for Emergency Services 40 hours of schooling annually.
- Lance Roman reported on the Key holing issue.
- Land use permit was issued for the new tower site
- Stanz will demolish the old firehouse at a cost of \$18,000. Funding will come from the proceeds of the sale of the property.
- The electricity for the boat ramp gate was ok'd.
- Approved closing Lake Street for the Chamber Car Show in June.
- Discussed the dredging of the Fisher channel from Big Glen Lake.

ZONING ADMINISTRATORS REPORT:

- Bob Hawley reported that he issued six permits:
- Gilbert Warnes & Ian Richardson for a commercial addition.
- Becky Thatcher for a new structure.
- American Tower for new location for the tower
- Bruce Donaldson for a single-family residence
- Pat Oriel for a garage
- Bob Lanphier for a residential addition.

ZONING BOARD OF APPEALS REPORT:

Joel Drake was not present he indicated there was no action by an email message.

PUBLIC COMMENTS:

Mike Sutherland presented the use for his property on the Crystal River. He proposes to build five residential cottages with detached garages. Bob Hawley says he meets all requirements except fire and ambulance access which has to be looked at by John Depuy. Planning and Zoning Board can approve on condition that John DePuy will approve a turn around. He is looking at putting in an Event Facility on the rest of his property. Jim Seeburger. moved to accept the site plan as presented if the Fire Chief can use the hammerhead. Lois Saltsman seconded and the motion passed unanimously.

Bob Hawley represented Bob Ewing of Boondocks for a deck addition with awning. The Health Dept says they cannot add any more seats so they will eliminate some of their present seating. This is an allowable use. Motion to approve by Jim Seeburger. Support by Barbara Gordon. Motion passed unanimously.

Kent Kelly discussed the bylaws concerning absenteeism. Excused absence should be defined. Kent will put together some verbiage for the next meeting.

NEW BUSINESS:

No new business was presented

OLD BUSINESS

Lance has retained Mark Wycoff for the moratorium verbiage. Suggested to hire a planner. Lance had a meeting with Dick Figura from Empire and Duane Shugart. Dick Figura will write some verbiage and will confer with Mark Wycoff. Also will deal with rental issue as far as regulating rentals. Glen Arbor and Empire should have the same set of ordinances ideally.

Barbara spoke with an attorney regarding key holing issue. She will get some samples of ordinances dealing with key holing. Rental issues will need regulation and enforcement. Planning and Zoning Board needs to clarify length of occupancy and definition of single-family dwellings. Barbara will copy the samples she gets and circulate them before next meeting.

Frank Wilcox attended another Heritage meeting. Park Service is starting a survey using Glen Lake School students to study the roads for a bicycle path. Leland will be adding 5 feet on both side of the road for bicycle traffic. by 2007.

PUBLIC COMMENTS:

None

COMMISSION MEMBER COMMENTS:

None

ADJOURNMENT:

The meeting was adjourned by Lance Roman at 8:40 PM

Respectfully Submitted

Dotti Thompson
Recording Secretary
Planning and Zoning Commission