

Approved

GLEN ARBOR TOWNSHIP

Planning Commission
Glen Arbor, Michigan 49636

May 7, 2009

CALL TO ORDER:

Chairman Lance Roman called the meeting of the Planning Commission to order at 7:30PM

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ROLL CALL:

Present were Barbara Gordon, Sue Nichols, Frank Wilcox, Lance Roman. Jim Seeburger, Kent Kelly and Lois Saltsman.

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AGENDA: Approved as written

APPROVAL OF MINUTES

Jim Seeburger moved that the minutes of the April Special Meeting be approved and the motion was supported by Barbara Gordon. Jim moved the regular meeting minutes be approved and Sue supported. Both sets of minutes were approved unanimously.

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CORRESPONDENCE:

There was no correspondence.

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TOWNSHIP BOARD REPORT:

Kent Kelly reported on the April 21 Township Board meeting and provided copies of the minutes to Commission members for review.

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ZONING ADMINISTRATORS REPORT:

Bob Hawley was not present.

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ZONING BOARD OF APPEALS:

There has been no meeting of the ZBA as per Barbara Gordon.

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NEW BUSINESS:

Becky Sutherland brought a revised site plan and building permit for alteration of garage to a non-residential gazebo shelter with fireplace. The lot lines and dimensions were not shown on the site plan and need to be. Events listed on website include seating for 60 for wedding receptions and family reunions. Available parking was questioned based on the advertising for a café and wedding receptions and family reunions. 55 kayaks will be available for rental. A settlement on septic system and a Permit by the Health Department needs to be obtained before the Commission can approve a site plan. The Sutherland's friend, Charles Crouch, speaking for Mike and Becky Sutherland, stated their intention is to meet all standards. There are two holding tanks on site that can be used if need be. Kent Kelly expressed concern that the roadway be left open for fire trucks while horse wagon and kayaks are being

loaded and unloaded. 23 additional parking places are being added to accommodate the kayak livery. Jim Seeburger asked to have the dimensions of the septic field available. Lance has asked Mike and Becky for a time line template to make sure parking is available for the multiple uses planned in their ads. Also needed before approval are the following:

- . Property boundaries
- Dimensioning parking and buildings
- Detail of parking places on the road
- Use of parking for boat trailer loading and horse cart loading
- Storage area for kayaks and canoes
- Septic boundaries
- Split containment between primary and reserve septic areas
- Review by Fire Chief
- DNR and DEQ Permits where appropriate

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 - 12/30/08 Natural Hazard Mitigation Plan. Lance provided the Commission with reading material to review and comment on and send back to the Township Board. Lance would like it back two days before the June Planning meeting so it can be back to the Board next month (June).
 - On May 19 there is a joint meeting with Board at 6:30. Neither Lance nor Dotti will be in attendance.
 - Kent attended a Winspiration Celebration in Manistee and provided information from the event and a cupcake with a windmill on it. The Commission decided to consider windmills in reference to residential and not to address Commercial properties at this time. Kent provided a questionnaire for the Commission to peruse and provide comments and input for the next Commission meeting in June.

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OLD BUSINESS:

Sue Nichols looked up the parcels that would be affected by a Ridgeline ordinance between Trumbull and Tremain and will bring the information to the next Commission meeting in June. The properties are distributed over three counties. John Rockwood will provide the maps and parcels from Empire, Kasson and Glen Arbor Townships. It was noted that our assessors have software with parcel maps. Lance felt it would be more prudent to let the Glen Lake Association approach the affected property owners.

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PUBLIC COMMENTS:

Matt Wiesen asks that the zoning be followed through and not leave the door open for abuse. Township Supervisor John Soderholm indicated the Planning Commission could make a recommendation regarding the routing and a time line for the Heritage Route Trail and that a public meeting might be appropriate. Heritage Route Trail will be on the agenda for next month. John Soderholm will attend this meeting to discuss.

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COMMISSION MEMBER COMMENTS:

Kent Kelly provided handouts regarding the stringent ordinance Leland has regarding Ridgelines.

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ADJOURNMENT:

The meeting of the Glen Arbor Planning Commission was adjourned by Chairman Lance Roman at 9:15 PM.

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Respectfully Submitted
Dotti Thompson
Recording Secretary
Planning Commission