

Approved

GLEN ARBOR TOWNSHIP

Planning Commission
Glen Arbor, Michigan 49636

May 4, 2010

CALL TO ORDER:

Chairman Lance Roman called the meeting of the Planning Commission to order at 7:45 P.M.

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ROLL CALL:

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

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AGENDA: Approved

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APPROVAL OF MINUTES:

The minutes of the March and April meetings were approved by motions made and supported by Bill Stege and Fred Missad.

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CORRESPONDENCE:

1. A letter from LandPlan Incorporated a consulting service newly opened in Traverse City.
2. A flyer for Farm Market GAAMP Training
3. A flyer announcing the Leelanau County Clean Water Workshop held on 4/22/10.

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TOWNSHIP BOARD REPORT:

Kent Kelly provided minutes from the April 20 Township Board Meeting to peruse in his absence.

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ZONING ADMINISTRATORS REPORT:

Bob Hawley was not present.

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ZONING BOARD OF APPEALS REPORT:

Sue Nichols was not present.

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NEW BUSINESS:

Review Commercial Property permits and prohibiting street vendor's language and schedule public hearing for June 1 meeting:

Packet of information for the June 1 public meeting was distributed by Lance. A notice of a Public Meeting will go in the Enterprise next week for a meeting at 7:00 PM on June 1.

Item 2 of the definition for business use was discussed and Lance will confer with Attorney Dick Figura on the verbiage for the definition of Business Use.

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Discuss conditional zoning – Bill Stege

Kelly and Stege attended a seminar on conditional rezoning (also called zoning agreements) by the Michigan Association of Planning (MAP). Stege reports MAP says that the process is a voluntary one for both parties and it is the townships choice as to whether we wish to use this new process. After a recommendation by Stege and discussion the Commission decided not to entertain these new agreements at the present time.

Hillside development update – Fred Missad

Fred reported that nothing has transpired since the March meeting when he distributed information. Fred did receive some information on the committee's Big and Little Glen's shoreline survey. The information from the committee studying the ridgeline developments is detailed and in depth. Fred suggests that the Planning Commission does not have the capacity or resources to monitor or regulate hillside development.

Determine list of future topics of discussion for New Business

OLD BUSINESS:

The following items, although on the Agenda, were not discussed due to the lack of a quorum.

Encourage the use of natural vegetation strips along shorelines, and link to new Township wetland regulations. Ask Rob Karner to provide guidance

Add hillside Development standards to prevent erosion, retain natural vegetation and prevent prior to review of an Application for site plan or other zoning approval – Fred to interface with John Rockwood. Consider tree clearing and grading regulations that prohibit such activity

Develop and adopt uniform lake regulations for the Glen Lakes based on Empire Township's recent regulations, including strengthening keyhole regulations.

New dock regulations are being worked on by Bill Stege and Kent Kelly. Stege and Kelly will be incorporating Empire in their considerations and suggestions.

Minimum building square footage for business use – Sue Nichols

PUBLIC COMMENTS:

COMMISSION MEMBER COMMENTS:

ADJOURNMENT:

Chairman Lance Roman adjourned the meeting at 8:15 PM

Respectfully Submitted
Dotti Thompson
Recording Secretary
Planning Commission