

Approved

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

November 11, 2004

CALL TO ORDER: Chairman Lance Roman called the meeting to order at 7:33 PM

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

CHANGES TO THE AGENDA: Patty O'Donnel, Regional Director of the Scenic Heritage Route and the addition under New Business of the rewriting of zoning ordinances. The Agenda was approved as amended.

APPROVAL OF MINUTES: The October minutes were approved as amended.

CORRESPONDENCE: None

TOWNSHIP BOARD REPORT:

Kent Kelly reported on the following from the five October Township Board Meetings:

*The Township Board met on October 8, 2004 to open bids for new fire equipment. The circulation of the new Land Use Plan to neighboring townships was approved and the cost of heating the new Emergency Services Building was discussed.

* The regular meeting of the Township Board was held on October 19. Deputy Bruce Beeker said the Sheriffs Department would enforce a parking ordinance to eliminate overnight parking with campers.

*There were two bids received for fire equipment. The bid was awarded to Pierce/Halt and is awaiting a proposal from them for five vehicles leased over a ten year period.

*Bob Hawley reported on the Leland Dam which is now officially owned by the county. The courthouse property in Leland will be sold to the highest bidder and the new Law Enforcement building is almost complete.

The demoliton of the old Firehouse is awaiting the removal of the Tower.

*October 22 Special Meeting of the Township Board. It was decided to start with 3 vehicles rather than the five recommended by the Emergency Services Advisory Commission.

*October 26 Special Meeting of the Township Board. It was noted that there is a limit on increasing Capitol Expenditures by 10% and it can be done only one time without written notification of the public and a public hearing. The Board will wait for a legal opinion and a financing package. Discussion regarding a public mailing and a hearing to increase millage next year.

PLANNING AND ZONING ADMINISTRATOR:

Robert Hawley was absent. No report was given.

ZONING BOARD OF APPEALS:

Joel Drake was absent. No report was given.

PUBLIC COMMENT:

*Jeanine Dean expressed concern over the fourth accident at 677 and M22. She asked if the Z&P Board did not have the jurisdiction to take action, then individual letters to Mdot might be helpful.

*Patty O'Donnell, Regional Director of the Leelanau Scenic Heritage Route discussed the purpose, goals, issues and concerns of the Heritage Route Committee. She invited Communities along the route to become involved in the monitoring of the route. The Committee with cooperation of Suttons Bay Township is raising funds to buy acreage for a 45th Parallel Park. Goals also include monitoring signage along the route and working with the Park to put in a bike route running adjacent to M22.

*Terry Gretzema made his departing comments before starting his new position on the Township Board as Treasurer.

NEW BUSINESS:

*Article X Governmental District - Lance contacted Dick Ford, Attorney, and found that all entities of Township Government are exempt from zoning ordinances. Dick Ford will prepare a document with appropriate wordage to define this issue.

*The County Board approved all the ordinances sent to them. Due to inconsistencies in the Civil litigation ordinance, Dick Ford offered to clean it and have it ready by the next Township Board meeting. Kent Kelly will follow up.

*Article IV Shoreline Setbacks was pulled for review. Reword ordinance to read the two closest parcels on either side and include excessive setbacks of adjacent parcels would constitute a hardship. To be on the December 04 agenda for further discussion.

*Lance proposed an ordinance prohibiting single family residences within a commercial district. To be on next months agenda.

*It was also proposed by Lance that several lots in the vicinity of Lake Michigan and Sylvan Court be rezoned from Residential V to Residential I and II. To be on December meeting agenda.

OLD BUSINESS:

Terry Gretzema provided the Board with a report on the Proposed Land Use Plan. The net cost of the Plan to the Township will be \$12,000.00. There are still two pages of comments that need to be addressed. We are waiting for the Land Use Plan to come back from the adjacent Communities. There will be another Public Hearing after the first of the year facilitated by Mark Wycoff. Terry offered to do the final submittal of the approved plan and statement.

PUBLIC OPINION:

Mike Sutherland discussed the problems he is having with getting his septic systems approved on the 13 lots he has purchased on the Crystal River. The County Health Department will only approve septic systems for residential properties and the zoning is for commercial. Mike is embarking on a two phase project for site condos.

BOARD COMMENTS:

Kent Kelly attended a MTA meeting and provided a booklet on how the roads are maintained and the cost.

Jim Seeburger moved that the meeting be adjourned and Kent Kelly supported the motion.

The meeting was adjourned at 9:05 PM

PUBLIC COMMENTS: None

ADJOURNMENT: Jim Seeburger moved the meeting be adjourned and Frank Wilcox seconded the motion. The motion carried and the meeting was adjourned by Lance Roman at 9:30PM.

Respectfully Submitted

Dotti Thompson
Recording Secretary
Planning and Zoning Commission