

Approved

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

November 1, 2005

**CALL TO ORDER:** Commission Chairman Lance Roman called the meeting to order at 7:30 PM

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

**AGENDA:** Approved as written.

**APPROVAL OF MINUTES:**

Kent Kelly moved the minutes be approved with corrections. Jim Seeburger seconded. The motion passed unanimously.

**CORRESPONDENCE:** There was no correspondence in the last month.

**TOWNSHIP BOARD REPORT:**

Kent Kelly reported on the following from the October 18, 2005 Township Board Meeting:

- Stan Brubaker reported that the Emergency Services Advisory Commission recommended that the Township Board approve the purchase of 3 new fire trucks.
- An EMT was injured in a recent fire and a replacement is needed.
- John Depuy, Fire Chief reported they have responded to 253 calls so far this year.
- Chief Depuy also announced that an anonymous donor has given a gift of \$365,904 to purchase a new fire truck.
- A fire department manpower planning Ad-Hoc Committee is being formed and John Soderholm has recommended the following appointments: Stan Brubaker, Bill Olsen, Bill Batterson, John Kenny, Bill Bolton, John Soderholm and Andy DuPont.
- The NIMS Training Class has 9 participants – 4 from Glen Arbor. The MFR Class has begun with 14 students
- Passed authorization for Bill Thompson to buy two Ping-Pong Tables for the gym.

The Township Board also had a Special Meeting on October 27. Kent reported the following:

- It was decided that the money being donated for the Pumper Truck go directly to the Company the truck is being purchased from.
- The bid for \$4600 for the rear entrance roofs is complete.

## **ZONING ADMINISTRATORS REPORT:**

Bob Hawley reported the following permits were issued the month of October:

- Sutherland Construction: #7 Crystal Bend – Single Family Residence
- Peninsula Group: Deer Park #40-Single Family Residence
- Glen Pines Cottage Co: #2 Pine Trace-Single Family Residence
- Jim McCabe:Loggers Run#3-Single Family Residence
- Kevin & Peg McCarty:6250 W. Lakewood-2 Car Garage
- John Vandenberg: 6273 W. Cottage Lane-2 car garage
- Coleen Etue & Jim Dowdy: #16 Brookhill-single family residence
- Lawrence & Karen Crocenzzi:#15 Deer Park-single family residence
- David & Karen Komendora:8088 S. Glen Lake Road-residential addition
- Peter Picard:7642 S. Glen Lake Rd-residential addition
- John & Leslie Peck: 3943 W. Cheney Woods Trail-single family residence.

## **ZONING BOARD OF APPEALS REPORT:**

Barbara Gordon reported that the Brookhill cottage at the homestead applied for a variance because their building permit was denied due to not having a 40-foot setback. The Board of Appeals agreed the permit should be issued. Payment made for the appeal will be refunded.

## **NEW BUSINESS:**

John Pepler was invited to explain the reasoning behind the way the present zoning districts were set up.

After much discussion it was decided that the Commission members need to drive around and look at lots as well as check the website's zoning map before making decisions on zoning changes.

Barbara Gordon will look at the Narrows Marina and Glen Craft Marina areas.

Jim Seeburger will look at the R3 zoning area at Trumbull Road

Kent Kelly will look at the R3 zoning area on Big Glen

Lois Saltsman and Jerry Geisler will take the R4 zoning areas.

Frank Wilcox will take the Recreational areas and determine what parcels are park and will be R2.

Deed restrictions on lots need to be checked into as well.

Lance asked that the Commission Members drive by their assigned areas this month so reports can be made at the next Planning and Zoning meeting.

## **OLD BUSINESS:**

The County forgot to put our keyholing ordinance on their agenda. We can bypass the County but requested that they put it on their November agenda. We will pass the ordinance on to the Board to approve in the meantime.

Jim moved and Frank supported giving ordinance to Township Board. Motion passed unanimously.

**PUBLIC COMMENTS:**

Amy Peterson questioned whether the Electric Company could do whatever they want on their easements. She was told they had a preexisting agreement to use their easements as they needed.

**COMMISSION MEMBER COMMENTS:**

Frank Wilcox reported the following:

There was a joint meeting with National Park and the Trailway Committee. The Park is planning an asphalt trailway 8 to 10 feet wide within the Park. Frank is concerned with where the trailways will come out on M22 and M109. They will take a ride next week to see where the trails will come out. Mdot trails are 5 foot with a shoulder. Mdot in the next two years is planning on putting a 5-foot bike path on both sides of the road on M22 and M109.

**ADJOURNMENT:**

Jim Seeburger moved the meeting be adjourned at 9:02 PM. Frank Wilcox supported the motion. Lance Roman, Chairman, adjourned the meeting.

Respectfully Submitted  
Dotti Thompson  
Recording Secretary  
Planning and Zoning Commission