

Approved

GLEN ARBOR TOWNSHIP

Planning Commission

Glen Arbor, Michigan 49636

November 3, 2009

CALL TO ORDER: Chairman Lance Roman called the meeting to order at 7:35 P.M.

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ROLL CALL: Present were Kent Kelly, Lois Saltzman, Jim Seeburger, Fred Missad, Sue Nichols, and Lance Roman.

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AGENDA: Kent Kelly asked to have the addition of the topic relating to the Empire Township ordinance concerning lake usage etc.

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APPROVAL OF MINUTES: The minutes of the Planning Commission's Special Meeting and Regular October Meeting were approved by a motion presented by Jim Seeburger and supported by Sue Nichols.

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CORRESPONDENCE: Several pieces of correspondence referring to the proposed Vehicular Sign Ordinance.

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TOWNSHIP BOARD REPORT: Kent Kelly provided copies of the minutes of the regular Township Board meeting on the 20th of October. Of note was the approval of two additional locations on our tower, AT&T and IPCS.

Bill Thompson is working on parking ordinances which would affect overnight parking in the commercial district and at road ends.

Kent provided draft forms of a proposed ordinance concerning commercial property project permits. This ordinance would not allow a business to open until all permits were approved and in place. The Zoning Administrator would have this ordinance and forms available to help close loop holes in the present ordinances.

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ZONING ADMINISTRATORS REPORT: Zoning Administrator, Bob Hawley reported that four permits were issued last month.

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ZONING BOARD OF APPEALS REPORT: ZBA representative Sue Nichols reported on a request for a variance that came up before the Board. The request from Jeffrey and Phyllis Totten at 7533 S. Glen Lake Road in Glen Arbor was denied. The shed was constructed and did not comply with the setback. The Tottens have 30 days to move the structure.

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NEW BUSINESS:

Lance welcomed Fred Missad as new member of the Commission.

1. Matt Wiesen presented a site plan for his purchase of the MayBing building and garage. The building will house the Pottery Barn business that has been operating next to the Marathon Station. Lance asked that a site plan be presented to the Commission showing square footage, setbacks and parking for the proposed retail store and auto mechanic business operating out of the garage.
2. Vehicular sign ordinance: The proposed ordinance was forwarded to the County after being voted on at the October Commission meeting. The County Board members had several issues with the verbiage. Kent Kelly will forward the Ordinance to Township Attorney Dick Figura for his review and comments.
3. Windmills – Kent is waiting to discuss with Mr. Figura. Lance suggested he contact Mr. Victor Goldschmidt who does a Power Point Demonstration on windmills. Lance will try to arrange for Mr. Goldschmidt to attend the December Planning meeting.
4. Determine a list of future topics for New Business

OLD BUSINESS:

1. Add regulations to protect the environment. Kent suggested that this item be divided in several sections. Lance informed the Commission that the Master Plan has this as one item. It was decided to make the use of natural vegetation strips a separate item. It was suggested that Rob Karner be invited to a meeting to talk on wet lands. Mr. Karner is a biologist with a credible authoritative background, and is at Leelanau School. Lance will try to get him to the December Planning Meeting. New Ground water Vegetation strips make separate
2. Hillside development standards. Lance will call John Rockwood regarding this item.
3. Develop and adopt uniform lake regulations. regulations pertaining to Empire's regulations. Kent suggested the Commission members review on internet.
4. Ag and R6 It was decided at a previous meeting to leave those zones as they are.
5. Windmills – Remove this item.

Fred Missad will represent the zoning commission on the Glen Lake Association to work on Hillside development standards with John Rockwood.

PUBLIC COMMENTS: There were no members of the public present.

COMMISSION MEMBER COMMENTS:

Sue Nichols suggested exploring the potential for misuse of small shed type businesses.

Coming up: a public discussion regarding sewer committee findings.

It was suggested that letters be sent to the retiring commission members for their service. Dotti will prepare them.

Jim Seeburger announced his resignation due to his move to Kasson Township later this month.

Lois Saltsman will not be able to attend the December Planning meeting.
Kent Kelly recommended the book Pandora's Locks as a good read.

ADJOURNMENT:

Chairman Lance Roman adjourned the meeting of the Glen Arbor Planning Commission at 9:15P.M.

Respectfully submitted,
Dotti Thompson
Recording Secretary
Glen Arbor Township Planning Commission