

APPROVED

**GLEN ARBOR TOWNSHIP
Zoning and Planning Commission
Glen Arbor, MI 49636**

October 9, 2003

Master Plan Workshop

The Master Plan Workshop meeting of the Glen Arbor Zoning and Planning Commission was called to order by Secretary Jim Seeburger (Chairman Lance Roman arrived later) in the Glen Arbor Town Hall Meeting Room at 3:05 p.m. Those present were: Lance Roman, Kent Kelly, Jim Seeburger, Bill Olson, Bill MacLachlan, Lois Saltsman, Terry Gretzema and Frank Wilcox. John Pepler was absent. Mark Wyckoff was present as Master Plan consultant.

AGENDA

Mark Wyckoff

Mark passed out maps of Glen Arbor Township and an outline/agenda for the meeting.

Walking Tour of Glen Arbor

Those present (Z & P members and general public) began the walking Tour of Glen Arbor at 3:12 p.m.

The following issues/topics were presented/discussed:

- Mark noted that the Public Parking sign in front of the Glen Arbor Town Hall is too obscure and suggested using the "standardized P"
- Mark questioned the disposition of the street east of the Riverside Pizzeria
- When informed that parallel parking was going in on the West side of Oak Street, Mark noted that pedestrian accessibility is critical to attracting year-round residents. This would then generate the need for a sidewalk maintenance ordinance.
- Mark noted that Pine Street does not extend all the way to State Street and pointed out that an interconnected road system is necessary and it would be an easy way to increase parking.
- Mark suggested a sidewalk on the North side of State Street
- Mark suggested that the intersection of State and Lake be straightened out (remove the jog)
- Mark suggested a pedestrian walkway from Pine Street (south of the Coffee Roasters) west to the Sportsman's Shop.
- Mark explored possible uses for the Old Fire Hall property and noted that the septic issue might be avoided if the adjoining properties combined to use a shared septic system.
- Pine Street needs to be re-stripped for parking.
- The corner of Lake & M-22 needs to have the parking pushed away from the corner to improve visibility for cars/pedestrians
- Mark noted that the Boat Ramp issue was the 3rd highest priority from the Town meeting. Kent Kelly noted that the Township Board is actively attempting to resolve this issue, with Glen Haven being the number 1 choice for relocation.
- Mark suggested a 4-way stop at the intersection of M-22/M-109/Manitou.
- Mark noted that his map showed State Street continuing West past M-22 and this needs to be explored in order to provide more parking options and/or connecting to Forest Haven
- There is a great potential for adding a sizeable number of residential lots by further subdividing the very deep lots on the East side of Forest Haven.

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Master Plan Workshop Cont.

Walking Tour of Glen Arbor Cont.

- ❑ Mark explained that Glen Arbor Township is still too small to support a public septic/sewage disposal system; therefore, we need to facilitate enough growth to increase the tax base in order to afford a public sewage system.
- ❑ Mark explained that the strategy of pursuing additional growth to pay for infrastructure must be balanced against the goal of keeping the existing town character, and desirable additional growth may be very limited in that context.

6:00 p.m. – 7:00 p.m.: Break for Dinner

Return to the Glen Arbor Township Hall

- ❑ Terry Gretzema will research the public/undeveloped roads/alleys.
- ❑ Old Fire Hall needs to have possible septic option researched
- ❑ Additional sidewalks need to be explored
- ❑ Is Sylvan Court really a private road?
- ❑ All streets need to be named
- ❑ State Street needs to be explored to see if it indeed extends west of M-22
- ❑ Look into the possibility of putting public restrooms at the tennis courts/park.
- ❑ Old Fire Hall is not an option for public restrooms due to septic issues.
- ❑ Northwood, Fisher & Lake streets need bike/pedestrian shoulders.
- ❑ Look into the Homestead sewage treatment program as they are doing fine.
- ❑ Zoning enforcement issues need to be addressed
- ❑ Public safety, health & general welfare ordinances will supercede existing non-conforming parcel rights
- ❑ G.A. Township needs to review its zoning relative to “affordable housing” by establishing an area zoned to accommodate trailers/trailer parks or work with bordering townships to establish such a zone which would serve both townships.
- ❑ Mark noted that G.A. CAN zone against adult bookstores.
- ❑ Mark noted that a National Park rep should be at all Master Plan meetings.

Survey

Mark noted that if the public is made aware of all the options before the survey is sent out that the survey results will be much more accurate. Therefore, it is imperative that a public education program precedes the survey.

The survey should be considered @ March 2004. Mark noted that surveys create expectations, so the Z & P needs to pay close attention to survey results. We can get NMC to do the survey.

Grant Money

Lance noted that we are still awaiting official word from the DEQ regarding the Master Plan Grant money.

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Master Plan Workshop Cont.

Mark noted that other organizations should be invited to the Master Plan meetings, like The Homestead Resort.

Mark noted that he would be reworking his projected work schedule, as some issues will not require as much time as anticipated due to so much of the township being owned by the National Park.

A date for the next meeting was discussed but had to be tabled. It is anticipated that a date for late November or early December can be arranged.

ADJOURN

Jim Seeburger motioned to adjourn at 9:12 p.m. and Kent Kelly seconded - all in favor.

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October 2003

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