

Approved

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

September 6, 2005

CALL TO ORDER: Committee Chairman Lance Roman called the meeting to order at 7:35 PM

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

AGENDA: Lance added an item to Old Business

APPROVAL OF MINUTES: Frank Wilcox moved the minutes of the August 2, August 26 and August 31 minutes be approved. Barbara Gordon supported the motion and the motion carried.

CORRESPONDENCE:

Letter from Miller Johnson Attorneys regarding Channel Dredging issue.
Glen Lake Association opposing Keyholing
Dick Kamps, MD opposing Keyholing
Diana Ireland opposing Keyholing
Joan Buchanan regarding adding a bike path alongside M-22

TOWNSHIP BOARD REPORT:

Kent Kelly was absent and provided the minutes from the Township Board August 16 Regular meeting and the August 29 Special Meeting. These minutes are attached to the original copy of these Planning and Zoning minutes and can also be viewed on the Townships Website

ZONING ADMINISTRATORS REPORT:

Bob Hawley was not present. He will forward permits applied for this past month.

ZONING BOARD OF APPEALS REPORT:

Barbara Gordon had nothing to report.

NEW BUSINESS:

Master Plan chapter 8. Reviewed the following Ordinances need to be reworked and possibly revised. Serious considerations should be made to making the following changes to the Zoning Ordinance:

- Consider consolidating six residential districts into three or four. The Planning Commission should make a special effort to group like uses and lot sizes

together and to try to make many more lots conforming while minimizing the number of lots that become nonconforming.

- Consider rezoning all waterfront residential property not already in a resort into an R-II or a new Waterfront Residential District.
- Consider rezoning properties classified as Resort on the Zoning Map by the Narrows into the most appropriate single family residential district and rezone several other resort and marina properties shown on the Future Land Use Map as Resort into the Commercial Resort District as previously identified.
- Resorts and marinas should not be zoned Business District, because too wide a range of potentially incompatible uses are permitted in the business zones. However, marinas could be permitted as special uses in the Commercial Resort District, or mixed use resorts could be permitted by PUD which would give more design flexibility to the developer and the Township.
- Consider rezoning the Woodstone Development as Commercial Resort, or into the most appropriate residential classification while recognizing the planned development nature of this development.
- Allow cluster development or PUDs in every residential zone.
- Add the appropriate procedures and standards for administering site plan review, planned unit developments and special land uses to the ordinance per the requirements of the Township Zoning Act.
- Establish a formal PUD and site plan for the Homestead properties to guide future development on those properties.
- Amend the legend on the Zoning Map to exactly match the names of the zoning districts in the text of the Zoning Ordinance.
- Amend the Zoning Map to show lands purchased by the National Park Service in the light green color.

OLD BUSINESS

Site plan review. Mark Wycoff will have information for our October Meeting. Barbara Gordon has agreed to apply for a position on the County Zoning Board. Frank Wilcox moved and Jerry Geisler seconded a motion to recommend to the Township Board and the Planning and Zoning Commission in support of Barbara's appointment to the Board. The same recommendation will be made to the County Zoning Board.

PUBLIC COMMENTS:

Amy Peterson and Ted Peterson spoke on behalf of the idea of a Bike Path.

COMMISSION MEMBER COMMENTS:

There were none.

ADJOURNMENT:

Frank Wilcox moved the meeting be adjourned. Barbara Gordon supported. The meeting was adjourned by Lance Roman, Chairman at 8:45 PM

Respectfully Submitted

Dotti Thompson
Recording Secretary
Planning and Zoning Commission