

Approved

GLEN ARBOR TOWNSHIP
Planning and Zoning Commission
Glen Arbor, Michigan 49636
September 5, 2006

CALL TO ORDER: The regular meeting of the Glen Arbor Planning and Zoning Commission was called to order by Chairman Lance Roman at 7:30 PM.

ROLL CALL: Present were Jerry Geisler, Frank Wilcox, Kent Kelly, Barbara Gordon, Lois Saltzman, Jim Seeburger, and Lance Roman

AGENDA: Lance added the Verizon Site Plan review to New Business and the Glen Arbor Village Traffic Safety issue.

APPROVAL OF MINUTES:

Lois Saltzman moved the minutes of the August meeting be approved with revisions. Frank Wilcox supported the motion.

CORRESPONDENCE:

The site plan information from Verizon was the only correspondence.

TOWNSHIP BOARD REPORT:

Kent Kelly reported on the following from the August 15 regular meeting of the Glen Arbor Township Board

- ❖ All board members were present.
- ❖ The Brooks Road paving is on hold.
- ❖ Jerry Giesler requested the speed limit in Glen Arbor be lowered to 25 MPH and increased Caution signage be added to the downtown area.
- ❖ John Depuy, Fire Chief, reported 207 calls YTD. The #311 engine sold for \$10,000 and the mini-pumper sold on ebay for \$5,800. The tanker sale will be put in the newspaper with a minimum bid of \$500. The Argo will be auctioned on September 12 on 72. Radio North moved antenna to a new tower site on Benzonia Trail. Some loss of communication on M-109 between Glen Arbor and Glen Haven was reported. This is being investigated.
- ❖ The preliminary review of the DNR Recreation Grant was received. The traffic on the trailway might be significant in the need for public washroom facilities. John Soderholm is requesting a letter from the DNR to direct itself to the issue of increased traffic due to the Trailway.
- ❖ Terry Gretezma presented a draft of a letter sent to Leelanau County Road Commission regarding moving the ramp to Glen Haven.
- ❖ John Soderholm reported that there have been two public hearings regarding staffing of the Emergency Services. Recommended are two 24/7 employees which could be 8 part time employees at an increase of \$3,560.00 per year. The

proposal has been approved by the Board in concept and can be put into the budget.

- ❖ A vote was taken to approve the purchase of BS&A software at a cost of \$11,780.00.
- ❖ A new Park Commissioner was appointed to fill the term of Duane Petty. James H. Fowler was appointed.
- ❖ John Soderholm asked that Jerry Giesler take the issue of a lower speed limit to the Planning and Zoning Meeting and write a personal letter to MDOT.

ZONING ADMINISTRATORS REPORT

Bob Hawley, Zoning Administrator reported that he had issued 3 permits in August. Verizon is planning a new location on American Tower. 150 foot level. Land use permit. Small building to house equipment to take care of future technology that will come along. Zoning ordinance is not to question the esthetics of a building. Land use permit will not be issued until Township Board approves lease. Jim to approve site plan as presented. Jerry supported. Motion carried.

ZONING BOARD OF APPEALS REPORT:

Barbara reported that there has been no meeting

OLD BUSINESS:

Items for the Public Hearing were reviewed:

1. Eliminate Single Family Dwelling from Business District. The was called for in the Master Plan. The wording *mixed use* should be added to Ordinance and defined. Barbara will contact the Suttons Bay supervisor for information on how that community has handled the situation.
2. Approved the changing of Commercial Resort District to Resort District.
3. Approved the renaming of CZO to Clustered Housing.
4. Approved the definition for Set Back from edge of pavement as meaning the distance from a structure to the right-of-way of a highway, road or ingress/egress easement.
5. Approved the elimination of Recreational Open Space Section VII.2
6. Approved the rezoning of S. Dunns Farm Road and Trumbull Road from R3 to R2
7. Barbara could not get any further information on the layout of Woodstone. The Commission approved rezoning from Recreational to R2.
8. Jerry Giesler spoke with Kathy Aylsworth at Glen Craft Marina and she was in accordance with a change from Residential to Resort. Lance will put the verbiage in a format for publication.

Lance will go through the Ordinance and change all the words *Commercial* to *Business* as pertaining to the Business District.

NEW BUSINESS

A gentleman representing Verizon Wireless presented a Site Plan Review for the addition of an antenna to the existing tower and a building to house equipment. A Land Use Permit was approved by a motion from Jim Seeburger and supported by Jerry Giesler pending approval of the lease by the Township Board.

Jerry Geisler reported on traffic control in Glen Arbor. A marked crosswalk would help the traffic situation. Jerry also contacted MDOT. Cars do not need to give the right away to people in cross walks. The Planning Commission endorses signage and marked cross walks. Jerry will draft a recommendation to the Township Board and email it to the commission members with the exception of Frank who will get a call. Chuck Stewart in Suttons Bay can be called upon for information on what they have done aside from MDOTs ordinances.

PUBLIC COMMENTS:

Amy Peterson commented that she was happy the verbiage *mixed usage* would be defined.

COMMISSION MEMBER COMMENTS:

Barbara will be attending the Redesign For Growth training session on 9/6/06. All those that attend will receive a free \$50.00 manual.

Lance announced that Trudy Galla will come to a future Planning and Zoning meeting and address the Commission with what is happening at the County level.

ADJOURNMENT:

A motion to adjourn the meeting was made by Jim Seeburger and seconded by Kent Kelly. Lance Roman, Chairman, adjourned the meeting at 9:00 PM

Respectfully submitted,
Dotti Thompson
Recording Secretary
Planning and Zoning Commission