

Approved

GLEN ARBOR TOWNSHIP  
Planning Commission  
Glen Arbor, Michigan 49636

PUBLIC HEARING

April 6, 2017

**CALL TO ORDER:**

The Planning Commission Public Hearing was called to order at 7:00 PM by Chairman Lance Roman.

**ROLL CALL:**

In attendance was Lance Roman, John Pepler, Pam Lysaght, Bill Stege, and Bob Ihme. Bill Thompson and Michael Plessner were absent.

Tim Cypher was also present.

**AGENDA:**

Approved as presented

**BUSINESS:**

1. Introduction of Theola K Hemphill Trust South Site Condominium project.  
All permits have been approved.
2. Bruce Conybeare gave a history of the property and project. A presentation of Site Plan by Andy Purvis of Gordy Fraser. Both answered questions from the public.
3. Discussion

**Lysaght moved and Pepler supported that the Glen Arbor Township Planning Commission approve the proposed Theola K Hemphill Trust south Site Condominium project per Zoning Ordinance Section V.4, Site Condominium Plan Review and Section XIV.8 Site Plan Review and Approval Standards because:**

**A. All elements of the site plan are organized in relation to topography, the size and type of lot, and the type and size of the buildings and the site is being developed as not to impede the normal development of the surrounding property for uses permitted in this Ordinance.**

**B. The landscape is being preserved in its natural state, insofar as practical, by minimizing tree, other vegetative material, and soil removal, and by topographic modifications which result in maximum harmony with adjacent areas.**

**C. Attention was given to proper site drainage so that removal of storm waters will not increase off-site sedimentation or otherwise adversely affect neighboring properties.**

**D. The site plan provided reasonable, visual, and sound privacy for the proposed development, as well as the adjacent properties.**

**E. A fire and safety preplan review was completed and coordinated by the applicant with the Glen Arbor Township Fire and Rescue Chief.**

**F. All structures are being arranged as to permit emergency vehicle access.**

**Approved**

**G. Every structure and dwelling unit will have access to a public street, private road dedicated to common use.**

**H. Exterior lighting is being designed and arranged so that it is deflected away from adjacent streets and adjoining properties, and will be directed downward so as not to unnecessarily illuminate the night sky. Flashing or intermittent lights shall not be permitted.**

**I. The proposed arrangement of vehicular routes respects the wishes of the Glen Arbor Township Fire Chief and the drives which are part of development are appropriate to the traffic volume they will carry and have a dedicated right-of-way.**

**J. The right-of-ways are being developed in accordance with County Road Commission specifications and the Private Roads are consistent with the zoning ordinance requirements.**

**K. The parking areas and passing lanes are designed to facilitate efficient and safe vehicular and pedestrian circulation, minimize congestion at access and egress points to intersecting roads.**

**L. The residential development does not include unnecessary curb cuts and uses shared drives.**

**M. The site plan provides for the location of all necessary and proposed utilities. Locational requirements included underground facilities to the greatest extent feasible.**

**N. The Site Plan conforms to all applicable requirements of all local, county, state and federal statutes, and approval will be conditioned on the applicant receiving necessary regulatory approvals prior to the issuance of a Land Use Permit.**

**P. The applicant shall demonstrate that reasonable precautions will be made to prevent hazardous materials from entering the environment**

**Subject to the following conditions:**

- 1. The west 100 feet of Krull Lane from Lake Street can be used for emergency Vehicles only.**
- 2. General Notes on page 2.0 of the site plan dated 1/20/2017 control the removal of Buildings after sale and will be part of the recorded Master Plan and Bylaws. Additionally an escrow will be required to insure the removal of the buildings.**
- 3. Parking for two cars are needed on lots 1 and 2.**
- 4. The Zoning Administrator and Township lawyer will review the Master Plan and Bylaws.**
- 5. The need for a gate blocking the west end of Krull Lane will be left to the Zoning Administrator.**

**Approved**

**The property is currently zoned RESORT; Tax ID 006-127-039-00. The parcel is located at 6375 S. Krull Lane, Section 27, T29N R14W, Glen Arbor Township, Leelanau County, Michigan.**

**Vote:   4   Yeas   0   Nays**

**Motion carried.**

**PUBLIC COMMENTS:**

**COMMISSION MEMBER COMMENTS**

**Adjourn:**

The meeting was adjourned at 7:40PM by Chairman Lance Roman

Respectfully submitted

Bill Stege

Secretary