

Approved

GLEN ARBOR TOWNSHIP
Planning Commission
Glen Arbor, Michigan 49636

April 10, 2014

CALL TO ORDER:

Chairman Lance Roman called the meeting of the Glen Arbor Township Planning Commission to order at 7:27P.M.

.

ROLL CALL:

Present were: Kent Kelly, Fred Missad, Paul Walters, John Pepler, Bob Ihme, Bill Stege and Lance Roman

.

AGENDA:

Approved as presented.

.

APPROVAL OF MINUTES:

Kelly moved the minutes of the March 2014 meeting be approved as written and the motion was supported by Walters. The motion passed unanimously.

.

CORRESPONDENCE:

.

TOWNSHIP BOARD REPORT:

Kelly reported on the March 18 Public Hearing/Budget meeting/Regular Township Board Meeting.

A survey was sent to property owners in the Glen Arbor Township relating to interest in Park activities.

A piece of property that is contingent with the tennis court property was purchased by the Township.

Kelly provided a summary of the Annual Township meeting held on March 29, 2014.

.

ZONING ADMINISTRATORS REPORT:

Zoning Administrator, Tim Cypher, was not present but emailed the monthly report as well as the annual report. 3 permits were issued in March.

.

ZONING BOARD OF APPEALS REPORT:

Pepler reported there were no hearings and none are scheduled at the present time.

.

BUSINESS:

1. Presentation for Master Plan update by Williams & Works, Andy Moore, Project Manager for Williams & Works presented a synopsis of work that would be required to either tweak or redo our present Master Plan for the next five year requirement.
2. Review proposed item 4 changes
3. Discuss and include definitions for site and plot plans

Lance prepared a draft of a process document for the Commission to review. Cypher needs a framework to properly operate. Commission members will review and present to Cypher for discussion at the May Commission meeting. We have 6 square miles of buildable land.

4. Discuss punch list items as needed or updated

PUBLIC COMMENTS:

COMMISSION MEMBER COMMENTS:

The Main Street firm will make a Master Plan presentation at the May meeting

ADJOURNMENT:

Chairman Lance Roman adjourned the meeting of the Planning Commission at 8:50 PM

Punch list of proposed new topics from Version 4.6 – 4.7

1. Review of zoning maps to make sure that we are using the current maps – Tim
2. Review of Definitions, clarify for example fences, walls and decks are not considered structures in our ordinance
3. Clarify that setbacks should be measured from drip line or eave edge
4. Site Plan Review requirements need an updating and clarified
5. Vacant land use with RV and camping use needs a review and discussion
JP took care of campground items in May of 2013. Lance will complete and formalize the pertinent ordinance.
6. Review entire ordinance to limit subjectivity and loopholes
7. ISO rating ordinance for Site Plan Review standards

Respectfully submitted,
Dotti Thompson
Glen Arbor Township Recording Secretary