

Approved

GLEN ARBOR TOWNSHIP
Planning Commission
Glen Arbor, Michigan 49636

September 4, 2014

CALL TO ORDER:

The meeting of the Glen Arbor Township Planning Commission was called to order by Lance Roman, Chairman

ROLL CALL:

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

AGENDA:

The Agenda was approved by a motion by Pepler and supported by Walters.

APPROVAL OF MINUTES:

The minutes of the June, 2014 meeting were approved by a motion by Pepler and supported by Stege.

CORRESPONDENCE:

A brochure announcing a seminar in Traverse City regarding streamlining planning.
A concept 20/21 design by Dave Vavra.

TOWNSHIP BOARD REPORT:

Kent Kelly was not present. John Soderholm, Township Supervisor, reported on a very short meeting. Soderholm stated that the Township turned down a gift of property on Fisher Lake.

ZONING ADMINISTRATORS REPORT:

Tim Cypher will provide a detail report by email.

A revised site plan to incorporate the Watta Bite commercial fishing business was presented by Lisa Edwards. The new site plan adds two new parking places and a driveway. The site plan needs to be approved by the Fire Department before final approval. Commission members questioned parking on the sidewalk. Tim will make sure everything is in compliance with the zoning ordinance. Paul suggests that Commission members walk the property.

Pepler presented a motion stating the Commission approve Lisa Edwards site plan to have a fishing station at 5873 Lake Street pending final review done by Fire Chief and the Zoning Administrator.

There was concern by Missad regarding density. Motion supported by Stege and passed unanimously.

ZONING BOARD OF APPEALS REPORT:

No hearings and none scheduled.

BUSINESS:

1. Master plan update

Good output at the meetings. Surveys are being returned.

2. Glen Arbor traffic study update – Fred

First meeting 9/5. Congestion in GA business district topic of discussion

3. NPS Bay to Bay trail proposal input – Lance

Being scoped by the National Park Service for a trail from Good Harbor to Empire. Discussion centered on concern for private property rights on Lake Michigan as hiking and camping areas will be provided. Will this add to the congestion problem? Planning Commission will write a letter to the NPS on that topic.

4. Cheney Road paving – Fred

Missad received a letter from Barry Cutler requesting Cheney Road be paved. Past efforts to pave have met with many residents opposing paving.

The Planning Commission is recommending to the Township Board that Cheney Road be paved by a motion by Missad and supported by Pepler. The motion passed unanimously.

5. Review proposed item 4 changes – Tim (time allowing)

Lance will resend the amendments with September minutes and the Agenda for the October meeting.

6. Discuss and include definitions for site and plot plans – pending

Verbiage will be provided by Lance

7. Discuss punch list items as needed or updated (time permitting)

PUBLIC COMMENTS:

COMMISSION MEMBER COMMENTS:

Questioned the subject of food trucks. Cypher noted that they are against our ordinances.

ADJOURN:

The meeting of the Glen Arbor Planning Commission was adjourned at 9:00PM by Chairman Lance Roman.

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 Delete #1.
 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
Drip line at foundation and eave edge at edge of eaves...
 4. Site Plan Review requirements need an updating & clarified
 5. Vacant land use with RV and camping use needs a review and discussion
 6. Review entire ordinance to limit subjectivity and loopholes
 7. ISO rating ordinance for Site Plan Review standards
- Still some interest. Fire dept and Zoning Admin recommendations.
Could be part of the site plan review after becoming an ordinance.

PUBLIC COMMENTS:

Respectfully Submitted,
Dotti Thompson
Recording Secretary
Glen Arbor Township
Planning Commission