

Approved

GLEN ARBOR TOWNSHIP
Planning Commission
Glen Arbor, Michigan 49636

September 3, 2015

CALL TO ORDER:

Chairman Lance Roman called the meeting of the Planning Commission to order at 7:30P.M.

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ROLL CALL:

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

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AGENDA:

Addition of correspondence

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APPROVAL OF MINUTES:

Peppler moved the minutes of the July meeting be approved and Walters supported.
Motion carried.

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CORRESPONDENCE:

A letter from Nancy Miller regarding a noise restriction ordinance.

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TOWNSHIP BOARD REPORT:

Kelly submitted copies of the August 18 regular meeting of the Township Board for perusal by the Commission members.

Of particular note the septic system at the Township Hall is under review and the Township is awaiting a bid. The system was over-used the week after the *Storm*.

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ZONING ADMINISTRATORS REPORT:

The Gordy Fraser rep presented a revised site plan for rezoning of the south portion of the Hemphill property from R2 to Resort. The rezoning is supported by the Master Plan. A tweaking of the conveyance language in the conditional zoning document should take place before forwarding.

A motion was made by John Peppler stating that the Hemphill plan along with traditional zoning agreement be forwarded to the County Zoning for their approval. Paul Walters supported. Motion carried.

The recommendation will be forwarded to the County Planning Commission for review and from there to the Planning Commission with comments then on to the Township Board for approval. The north portion of the Hemphill property was reviewed by the Gordy Fraser rep.

Pepler moved to approve the site condo subject to review of Master deed by the Zoning Administer and Township Counsel along with the correction of the 20 foot setback on the corner lot. Stege supported and the motion carried.

Cindy Rosiek questioned if there were any restrictions as to where they can place a house on the property. Cypher responded that it has to meet setbacks.

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ZONING BOARD OF APPEALS REPORT:

Pepler reported on the August 24 meeting of the Zoning Board of Appeals. A motion to change a 20 foot setback on a Lake Michigan lot to 10 feet was denied. A prior variance had previously been approved to change the setback from 40 feet to 20 feet and a motion to split a 93' x 1100' lot was also denied.

PUBLIC COMMENTS:

None

BUSINESS:

A letter was received from Nancy Mueller regarding an ordinance against building noise on weekends in the summer months. Tim Cypher, Zoning Administrator, will respond to the letter stating the Commission does not deem the request a preventable issue.

1. Master Plan review and comments

The program was presented for the public in August citing the goals of the Master Plan such as keeping the downtown area safe and viable, lake water clean etc.

Lance questions as to whether we should replace this new Master Plan or incorporate it into the old Plan. Stege offered to do a comparison of chapters seven and eight for the October meeting.

The public input has been accomplished. The Master Plan will be discussed at the October Planning meeting.

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PUBLIC COMMENTS:

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COMMISSION MEMBER COMMENTS:

ADJOURNMENT:

Chairman Lance Roman adjourned the meeting at 9:05 PM

Respectfully Submitted
Dotti Thompson
Recording Secretary
Planning Commission