

Approved

GLEN ARBOR TOWNSHIP

Planning Commission
Glen Arbor, Michigan 49636

April 5, 2015

CALL TO ORDER:

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

ROLL CALL:

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

AGENDA:

Approved with two additions

- Kent reported on a seminar he attended on waterfront zoning.
- Mike Litch questioned the reasoning behind redoing the Master Plan now. He felt the previous plan was excellent. He passed out info on the Glen Lake-Crystal River Watershed Management Plan. It is cited in several places in the prior Master Plan and Mike is hopeful it will be included in the new Master Plan. Lance will forward a copy of the current Master Plan that is being reworked at this time to Mike and will distribute chapters 7 and 8 to the Commission members.

APPROVAL OF MINUTES:

.Bill and Kent with corrections

CORRESPONDENCE:

TOWNSHIP BOARD REPORT:

.Kent reported on the special meeting of the Township Board on March 17 and on the regular meeting on March 17, 2015. The purpose of the special meeting was to discuss the Glen Arbor Park improvements. A motion was made and approved to commit \$50,000 project should a Grant request be approved.

ZONING ADMINISTRATORS REPORT:

Cypher noted that his reports would be forthcoming via email.

ZONING BOARD OF APPEALS REPORT:

No Appeals requested.

PUBLIC COMMENTS:

John Peck would like the Planning Commission to revise zoning in regard to private roads. He has checked with other Townships. There is nothing in Glen Arbor's

ordinance regarding maintenance to private roads and width. Other Townships require Road Agreements.

Cypher added that any new private road is now required by the County to have a Road Maintenance Agreement and that our Township ordinance states that private roads need to be maintained to accommodate emergency vehicles.

BUSINESS:

1. Master plan Chapter 5 & 6 to review
Tim Cypher and Commission members reviewed and commented on additions and corrections of Chapter 5. Bill Stege will note and pass on to Williams and Works. It was suggested that Chapter 5 be included in the appendix.
2. Discuss punch list items as needed or updated (time permitting)

PUBLIC COMMENTS:

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COMMISSION MEMBER COMMENTS:

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ADJOURNMENT:

Chairman Lance Roman adjourned the meeting at 9:10 PM

Punch list of proposed new topics for review from Version 4.6 to 4.7

1. Review entire ordinance to limit subjectivity and loopholes
- 2 .ISO rating ordinance for Site Plan Review standards – Fire Chief to address

Approved proposed topics from Version 4.6 to 4.7

- Item 1 – Ordinance V4-7 Proposed Definition change of setbacks
- Item 2 – Ordinance V4 _7 Proposed Definition of campground and recreational unit
- Item 3 – Ordinance V4_7 Proposed Section VII.I and VIII.I use regulations
- Item 4 – Proposed Definition of site and plot plans
- Item 5 – Proposed Procedures for Site Plan Review
- Item 6 – Proposed Definition of structures additions

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Respectfully Submitted
Dotti Thompson
Recording Secretary
Planning Commission