

Approved

GLEN ARBOR TOWNSHIP
Planning Commission
Glen Arbor, Michigan 49636

December 9, 2014

CALL TO ORDER:

The meeting of the Glen Arbor Planning Commission was called to order by Chairman Roman at 7:30 PM

ROLL CALL:

Present were Kent Kelly, Fred Missad, Bill Stege, John Peppler, Paul Walters, Bob Ihme and Lance Roman. Zoning Administrator Tim Cypher was also present.

AGENDA

Approved as presented

Minutes:

The minutes of the November 9 meeting were approved by a motion made by Missad and supported by Kelly.

CORRESPONDENCE:

A bill from Williams and Works was forwarded to John Soderholm.

TOWNSHIP BOARD REPORT

Kelly provided copies of the draft minutes of the November 18 regular meeting of the Township Board. Kelly pointed out there were presentations of the Pro and Con views of the paving project of Cheney Road. The project has not been priced or decided upon yet.

CRYSTAL GLEN COTTAGES :

Dan Paulson and Trevor McMann, agents for Paul Sutherland, reported on the Crystal Glen Cottages plans. They proposed a rental community of 7 to 10 duplex townhouse units. The Rivers miniature golf business would not be changed and the apartments would be for annual rental. However, they had no details on parking or drain fields. They hope to have more details for the regular January 8, 2015 meeting. If they can do so, a public hearing date can be set for the February 2015 meeting.

ZONING ADMINISTRATORS REPORT:

Copies of Tim Cypher's monthly report were emailed to Commission members.

ZONING BOARD OF APPEALS REPORT:

No hearings and none planned per Peppler.

PUBLIC COMMENT:

None

BUSINESS:

1. Crystal River Mill zoning

Pepler reported that the Crystal River Mill property was incorrectly coded residential on some maps. It should be Resort Zoning and all maps are being corrected to reflect the correct zoning.

2. Master Plan update – Stege

First six chapters have been distributed to the members. Chapters 7 and 8 will be completed in January 2015. The members should concentrate on the last 3 chapters as they detail the future growth of the Township. Stege to call Andy Moore to see how we proceed with suggestions and if he is comparing the Master Plan with the Zoning Ordinance.

3. Glen Arbor traffic study update –Missad

The committee completed their recommendations and Missad presented the ideas to the Township Board who accepted the suggestions in total. The suggestions dealt with things that could be done by next summer to make pedestrian and bike traffic safer . They also dealt with the issue of the trail connector. The Northwood option is not favorable. Some of the suggestions included a redesign of M22 to include a bike lane, sending bike trail traffic to town along Forest Haven road, traffic calming at all three entrances to town, and parking for busses and boat trailers near the old school house or the Christian Scientist Church . The committee will continue to meet and a subcommittee will work on a further study on the connector issue.

PUBLIC COMMENTS:

None.

COMMISSION MEMBER COMMENTS:

Stege reported that Andy Moore of Williams and Works suggested they do a visioning plan for the Glen Arbor business district going out 30 years. He thought Cherry Republic would pay for the plan. Stege was advised to tell Andy to make a proposal to the Township Board.

ADJOURNMENT:

Roman adjourned the meeting of the Glen Arbor Planning Commission at 8:30 PM

Respectfully submitted,
Bill Stege
Secretary
Glen Arbor Township Planning Commission

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

1. Review of Definitions, clarify for example fences, walls, and decks are not considered structures in our ordinance.
2. Review entire ordinance to limit subjectivity and loopholes
3. ISO rating ordinance for Site Plan Reviews 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 area
- Item 3 – Ordinance V_7 Proposed section VII.I.I and VIII.I use regulations
- Item 4 – Ordinance V4_7 Proposed Definition of site and plot plans
- Item 5 – Ordinance V4_7 Proposed Procedures for Site Plan Review
Kelly made a motion to amend Item 5 to include Storage location, specifications and containment systems for chemicals, salts, or flammable material or hazardous materials under the Miscellaneous heading. The motion was supported by Pepler and passed unanimously.