

Approved

GLEN ARBOR TOWNSHIP

Planning Commission
Glen Arbor, Michigan 49636

February 2, 2017

CALL TO ORDER:

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

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ROLL CALL:

Lance Roman, Bill Stege, Bill Thompson, Bob Ihme, Pam Lysaght, Michael Plessner and John Peppler

AGENDA: None

APPROVAL OF MINUTES:

Lysaght moved to approve the minutes of the January meeting with corrections and Stege supported. Motion carried.

CORRESPONDENCE:

Note from the Glen Lake Church expressing appreciation and best wishes for the continued work of the Planning Commission in the coming year.

TOWNSHIP BOARD REPORT:

Peppler provided a report of the highlights of the January meeting of the Township Board.

ZONING ADMINISTRATORS REPORT:

A site plan of the Hemphill property was distributed to the Commission members to peruse for the March meeting

The South side of the property will be more complex than the North side.

The Art Association project still underway.

Crystal Glen: They are working with health department and trying to buy more property for the septic. The plan is still to remove the golf course and put in multifamily dwellings.

Cypher had a land division request at Oak and Western Avenue. More to follow.

ZONING BOARD OF APPEALS REPORT:

Cypher noted that there are no bylaws for the ZBA and that there is no time limit on any decisions.

A February 14 hearing is scheduled. Issue: Interpretation from Zoning Administer regarding fences walls and screens. No trees can be planted on a corner lot based on ordinance.

No vegetation between their corner lot line and the property line. ZBA's decision is final.

Legal Counsel will be present.

PUBLIC COMMENTS:

BUSINESS:

1. Master Plan review- PL
The maps are off. They need better resolution. PDF's can be in a better resolution.
Suggestions, Additions and corrections discussed.
Getting ready for prime time. Lysaght will incorporate changes and forward to Lance Roman for a February draft. One more read before sending to County
2. Discuss punch list items as needed or updated (time permitting)

PUBLIC COMMENTS:

COMMISSION MEMBER COMMENTS:

Lance has corrected the Bylaws and they are published on the Web.

ADJOURN:

Chairman Lance Roman adjourned the meeting at 8:50 PM

Punch list of proposed new topics for review from Version 4.7 to 4.8

1. Bed and Breakfast definition
2. Fence Definition
3. Detached Residential Extension (Tim to provide electronic copy)
4. Review entire ordinance to limit subjectivity and loopholes
5. Heritage Trail route thru Glen Arbor

Respectfully Submitted
Dotti Thompson
Recording Secretary
Planning Commission