

Approved

GLEN ARBOR TOWNSHIP  
Planning Commission  
Glen Arbor, Michigan 49636

June 4, 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, Bob Ihme, John Peppler, Paul Walters and Fred Missad were present.

**AGENDA:**

Lance added report on parking and traffic committee findings

**APPROVAL OF MINUTES:** A motion by Peppler and supported by Bill Stege to approve the minutes of the May meeting passed unanimously.

**CORRESPONDENCE:**

An article from Dave Vavra concerning Michigan's trail ways for bicycles.

**TOWNSHIP BOARD REPORT:**

Kelly reported on the May 19 regular meeting of the Township Board and distributed minutes for perusal. Kelly noted an agreement was signed with Leland concerning the Fire and Rescue boat. The annual agreement with NPS was signed. Also noted was that a fire ring was installed on the beach at the end of Manitou Blvd and Bay Lane and a solar light will be installed at the boat ramp the second week of June. The dredging of Fisher Lake will likely not be done until next spring.

**ZONING ADMINISTRATORS REPORT:**

The Hemphill Site Plan was presented again by the Gordy Fraser representative. After reviewing their options it was determined that they were unable to remain R2 and have the three lots they were requesting. Therefore the request to rezone Resort is revisited.

The Commission members discussed options at length with guidance from Zoning Administrator Tim Cypher.

The Commission is not ready to approve the entire area Hemphill's are requesting but are willing to look at a possible conditional rezoning of part of the property.

The Commission has asked the Gordy Fraser rep to discuss changes in Site Plan with the Hemphills and meet with the Commission again with verbiage for a motion.

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**ZONING BOARD OF APPEALS REPORT:**

No Appeals requested.

**PUBLIC COMMENTS:**

**BUSINESS:**

1. Master plan Chapters 7 (& 8, time permitting) to review.  
Lance stated that his opinion is this new Master Plan lacks a lot of the content presented in the current Master Plan. Lance would like the Commission members to read through Chapters 7 and 8 and be prepared to compare them with the current Master Plan chapters 7 and 8.
2. Discuss punch list items as needed or updated (time permitting)

Missad responded to Lance's inquiry on what the next step will be with the traffic and parking situation now that the striping has been completed. The final report was sent to the Township Board the end of April with recommendations on parking and traffic control. The current connector will be evaluated on what occurs this summer.

**PUBLIC COMMENTS:**

**COMMISSION MEMBER COMMENTS:**

A motion was made by Pepler and supported by Ihme to cancel the July and August meetings. The motion and support was later retracted due to current issues facing the Commission. Missad suggested the Commission meet again in June to resolve the Site Plan request from Hemphill's and Cypher will contact Andy and notify Lance to set a date later in the month for a meeting.

There will be no Planning meeting in July.

Paul thinks angled parking is dangerous when there is a lot of pedestrian and bike traffic. Walters also commented on the way the bike lane narrows as you leave town on M22 going north as the traffic has a 55 mph speed limit.

**ADJOURNMENT:**

Chairman Lance Roman adjourned the meeting at 9:25 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

Respectfully Submitted  
Dotti Thompson  
Recording Secretary  
Planning Commission