

GLEN ARBOR TOWNSHIP
Planning Commission
Glen Arbor, Michigan 49636

October 2, 2014

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

ROLL CALL:

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

AGENDA:

No additions to the agenda.

APPROVAL OF MINUTES:

The minutes of the September Planning meeting were approved by a motion from Pepler and supported by Walters. The motion passed unanimously.

CORRESPONDENCE

A DTE Survey to be completed by Dotti.

A copy of a memo from John Soderholm, Township Supervisor, to the National Lakeshore regarding the Bay to Bay Trail plan

A letter from Benzie County informing contiguous Townships of the forming of a Master Plan.

A notice of a name change for the Northwest Council of Governments to Networks Northwest.

TOWNSHIP BOARD REPORT:

Kent Kelly provided minutes of the September 16 regular meeting of the Township Board.

Kelly highlighted info provided by the Glen Lake Association regarding dredging the channel between Big Glen and Fisher lakes.

Barry Cutler will survey the residents of Cheney Road regarding paving that road and Cheney Woods Trail.

The Township is contributing monetarily to paving, installing cement pads and fencing at the Leelanau School recycling area.

ZONING ADMINISTRATORS REPORT:

The M22 Outfitters site plan was presented by Matt Wiesen and reviewed by the Commission. The ordinance criteria was reviewed and approved by Tim Cypher, Zoning Administrator. The parking requirement has been met. Eight parking places have been approved for the 2500 square foot addition. Any further expansion parking will require paving per the Road Commission. Cypher suggested that the site plan be updated to reflect what has been approved. A motion by Pepler and supported by Missad to approve the site plan as presented was passed unanimously.

ZONING BOARD OF APPEALS REPORT:

No hearings and none planned.

BUSINESS:

1. Master Plan Update – Bill
Stege was not present. Missad commented that
Preliminary info from the open houses and survey is being processed

2. Glen Arbor Traffic Study update – Fred
The committee has met 3 times. The primary concern of the committee is dealing with the safety and congestion within the business district. More to follow as the committee follows up on information and input.
3. Cheney Road Paving – Fred
Barry Cutler, resident, is surveying his neighbors.
4. Review proposed item 4 changes – Tim (time allowing)
Cypher stated the changes are fair and consistent. Applicants should contact the agencies needed to approve a permit and present the Zoning Administrator with written approval from necessary agencies. Pepler moved that the changes be incorporated into the Zoning Ordinance and Missad supported. The motion passed unanimously.
5. Discuss and include definitions for site and plot plans – pending
Lance will have this for the November Planning Meeting
6. Discuss punch list items as needed or updated (time permitting)Cypher announced that a large special use project on the Sutherland property is in the works and should be coming before the Commission in the near future

COMMISSION MEMBER COMMENTS:

The 2021 Concept Plan presented by Dave Vavra was reviewed and discussed.

ADJOURN:

The meeting of the Glen Arbor Planning Commission was adjourned at 8:40PM by Chairman Lance Roman.

Punch list of proposed new topics from Version 4.6 to 4.7

1. Review of Definitions, clarify for example fences, walls and decks are not considered structures in our ordinance
2. Site Plan Review requirements need an updating & clarified
The item is done and will be strike from list
3. Vacant land use with RV and camping use needs a review and discussion
No longer applicable. Strike from list.
4. Review entire ordinance to limit subjectivity and loopholes
5. ISO rating ordinance for Site Plan Review standards – Fire Chief to address

Respectfully submitted,
Dotti Thompson
Recording Secretary
Glen Arbor Township Planning Commission