

Approved

GLEN ARBOR TOWNSHIP
Planning Commission
Glen Arbor, Michigan 49636

February 1, 2018

CALL TO ORDER:

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

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ROLL CALL:

Lance Roman, Bill Stege, Bill Thompson, Bob Ihme, Pam Lysght Michael Plessner and John Pepler were present.

Tim Cypher and Township Attorney Dick Figura were also present.

AGENDA:

Approved as presented

APPROVAL OF MINUTES:

The minutes of the December 2017 meeting were approved with modifications with a motion by Pepler and supported by Plessner.

The minutes of the January meeting were approved with modifications with a motion by Stege and supported by Thompson

CORRESPONDENCE:

A letter from Attorney representing Vaughn Dietzel

TOWNSHIP BOARD REPORT:

Pepler reported on the January Township Board meeting:

- Aaron Brown was sworn in as a new Lieutenant in the Glen Lake Fire Department
- A FOIA request was received from the Leelanau Enterprise. A special meeting is being held on Friday, February 2 on this issue and other issues.

Township Attorney Figura commented on the Fire Department issue. He reported that there was some dissention in the Fire Department. The Attorneys and Union rep interviewed 20 people. The decision did not involve any disciplinary action but they agreed on counselling. Amy Hubbel representing the Enterprise filed a FOIA request. It was decided to redact names and some other information that would insure the integrity of the decision they had made. A redacted copy was sent to the Enterprise.

- Paul Olson outlined the 2018 Insurance policy for the Township

ZONING ADMINISTRATORS REPORT:

Cypher will email January reports to the Commission members.

ZONING BOARD OF APPEALS REPORT:

No Appeals requested.

PUBLIC COMMENTS:

Vaughn Dietzel noted that there are many buildings that do not apply to the present zoning ordinance. His Attorney is working with the Cowell Attorney and our Township Attorney to come up with a solution to the ordinance discrepancy regarding his building.

BUSINESS:

1. Discuss legal counsel proposed amendment consideration to allow accessory buildings.
Township Attorney offered several suggestions on how the Commission might go forward in addressing the attached residential extension and accessory buildings ordinances. Attorney Figura suggested the Commission revisit this issue after studying the implications of each decision at the March Planning meeting.
2. Commission member suggestions of areas, items, etc. in the zoning ordinance that need to be or should be addressed.
Ihme requested each Commission member choose the topic or topics that they feel are the most important to be addressed.
Lygaght: Consider short term rentals and Air bnb's
Stege: Ordinances that have caused problems in the past
Plessner: Nuisances such as flying drones and septic and well inspections
Peppler: Allowing residential properties in the Commercial district if the property is less than 1/2 an acre.
Ihme: Changing off street parking to on street parking
Thompson: Concerns regarding the shrinking retail businesses in Glen Arbor.

PUBLIC COMMENTS:

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COMMISSION MEMBER COMMENTS:

Ihme By email:

I'd like to propose an addenda item for next month's meeting. Our next focus is the zoning ordinances. The primary focus to modify the ordinances is to insure that they are consistent with the master plan. In recent meetings we have also discussed items that we may want or need to add in the ordinances

I'd like to discuss at the next meeting what each person feels needs to be addressed in Glen Arbor. Items like parking, fences, short term rental, building sizes, setbacks, park improvements, bike trails, ice rinks etc. Once we each talk about our feeling of

needs we then as a group decide which items we actually want to address in the near future. I feel this is an important step as some of the items could be addressed in the proposed zoning changes.

Vice Chairman Bob Ihme adjourned the meeting at 9:45PM

Respectfully Submitted
Dotti Thompson
Recording Secretary
Planning Commission

APPROVED