

Approved

GLEN ARBOR TOWNSHIP

Planning Commission
Glen Arbor, Michigan 49636

November 2, 2017

CALL TO ORDER:

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

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ROLL CALL:

Lance Roman, Bill Stege, Michael Plessner, John Pepler, Bill Thompson and Bob Ihme. Pam Lysaght was absent.

Tim Cypher was also present.

AGENDA:

Approved as written by a motion from Pepler and supported by Stege.

APPROVAL OF MINUTES:

The minutes of the October Public Hearing were approved by a motion from Pepler and supported by Stege.

The minutes of the October regular meeting were approved as revised by a motion from Plessner and supported by Thompson.

CORRESPONDENCE:

- A letter and data in support of a new business at 5998 River Road from Jeff Gagie
- Brochure on Archectural landscaping.

TOWNSHIP BOARD REPORT:

Trustee Pepler reported that all bills have been paid and that the Fisher Lake special assessment district was approved. The Township financial support is 50%.

ZONING ADMINISTRATORS REPORT:

Jeff Gagie presented data and his plan for a business named All About Water to open at 5998 River Road in the spring. He was directed to present his site plan to the Commission when all the regulatory agencies have approved his plans and they meet the site plan review standards.

Cypher: 5998 River Road waterfront property zoning is residential. Roman will investigate this issue as it should be zoned the same as the parcel on the other side of the road.

Pepler: Agreed that the property on both sides of the road would have the same property zoning.

ZONING BOARD OF APPEALS REPORT:

The Cowell case has been changed from the December date to January 22.

PUBLIC COMMENTS:

BUSINESS:

1. Heritage route feasibility study presentation – BI
Scott Post with the Company Prein & Newhof presented two options for moving the bicyclist from the Heritage Trail on Forest Haven to where it continues at the Homestead.
Option A: A separated path from Lake St to Northwood Drive to Fisher and then to connect at Homestead.
Option B: M22 through Glen Arbor following a paved shoulder to Egler Road and the 5 easements to the Homestead.
Post suggested that there is a good chance for an MDOT grant and DNR trust fund monies.
The grant funding max could be as high as 70%.
The recommendation for Option B will be presented to the Township Board for action. The Commission asked that a representative from Prein & Newhoff attend the Township Board meeting to clarify and answer questions or inquiries.
Ihme: The two options were requested by the Township Board.
2. Discuss start of review of Zoning Ordinance project
Cypher: Connect dots with Master Plan. Start with definitions such as The B&B definition and Fence Definition etc.
3. Discuss punch list items as needed or updated (time permitting)

PUBLIC COMMENTS:

COMMISSION MEMBER COMMENTS:

ADJOURN:

Chairman Lance Roman adjourned the meeting at 8:45 PM

Respectfully Submitted
Dotti Thompson
Recording Secretary
Planning Commission