

Approved

GLEN ARBOR TOWNSHIP  
Planning Commission

September 7, 2017

**CALL TO ORDER:**

Chairman Lance Roman called the meeting of the Planning Commission to order at 7:15P.M.

**ROLL CALL:**

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

Tim Cypher, Zoning Administrator, was also present.

**AGENDA:**

As presented

**APPROVAL OF MINUTES:**

Plessner moved the minutes of the August meeting be approved as corrected  
Lysaght supported. 6 ayes 0 nays

**CORRESPONDENCE:**

Township Supervisor Peter Van Nort forwarded information on a presentation taking place on Thursday, September 21 regarding Medical Marijuana. Van Nort would like a couple people to attend.

Information is available regarding a Housing Summit on Oct. 16 at the Haggerty Center. Interested Commission members may attend.

Other Information from Trudy Galla for interested Commission members:

Monday, September 18 – a presentation by Dan Leonard, MEDC on Redevelopment Ready Communities.

Wednesday, September 20 – Blood Drive on the lower level of the Government Center.

**TOWNSHIP BOARD REPORT:**

Pepler reported that there has been a 24% raise in Charter communication charges  
Glen Arbor needs to be a Redevelopment community to sponsor Sutherland's project.  
An affordable housing project would be locked in for five years.  
A Special Assessment District would need to be established.

**ZONING ADMINISTRATORS REPORT:**

Cypher, Zoning Administrator turned the meeting over to Gosling Czubak to review the proposed additions to the Park.

Among the changes would be:

Redesign the children's play area with new playground equipment

Install 3 pickle ball courts

Enlarge the basketball court which can be used as an ice rink in the winter

Public washroom with a changing station

Plant trees

Adult outdoor exercise equipment

Warming building

Moving and upgrading pavilion

Loop walkway

Repair drainage issues.

There will be no renovation of the tennis courts.

Presently the Park is undergoing excavation for paths into the park to use the mini grant money of \$20,000.00 that has to be allotted by the end of September.

Cypher suggested a Public Hearing be scheduled at 7 PM prior to the regular October Planning Meeting.

A site plan review would also be scheduled that day (assuming there will be enough information.) Septic and Parking will not be available yet.

Cypher: Rezone Park as Government District in a timely fashion so there will be more flexibility in parking.

Plessner moved that a Public Hearing be held on October 5 at 7PM prior to the regular Commission meeting. Thompson supported. Cypher will put the notice in the paper.

#### **ZONING BOARD OF APPEALS REPORT:**

Lysaght reported that the ZBA has finalized actions from the July meeting.

#### **PUBLIC COMMENTS:**

Tim Barr questioned the amount of water in the proposed toilets.

GC: "The washroom building has not been designed yet. It will be ¼ of the water used in the current restroom. The proposed septic field will be 1500 sq. ft. and a 1500 sq. ft. reserve field.

Cookie Thatcher: Where is the septic field that serves the current public washroom?

That field is on the East end of the Park.

Sutherland: Is there more parking being planned?

Parking was discussed.

#### **BUSINESS:**

1. Master Plan public hearing review  
Master Plan was adopted as presented by a motion that passed unanimously
2. Training session on Medical Marijuana Facilities Sept 21
3. Discuss punch list items as needed or updated (time permitting)

**PUBLIC COMMENTS:**

Sutherland: No other Townships trouble themselves with parking. His requirements are 2 parking spaces for each one bedroom unit and one parking place for every 450 feet in a restaurant.

Peter VanNort, Bob Ihme and Don Lewis will go through the training with MEDC.

**COMMISSION MEMBER COMMENTS:**

**ADJOURNMENT:**

The meeting was adjourned at 8:45PM by Chairman Lance Roman

Respectfully Submitted  
Dotti Thompson  
Recording Secretary  
Planning Commission

APPROVED