

GLEN ARBOR TOWNSHIP

PLANNING COMMISSION SPECIAL MEETING

January 23, 2020, 3 pm.

The meeting was opened at 3 pm. It was recorded for later production of the minutes.

Motion by Pam Lysaght, second by Mike Plessner to approve the agenda as amended. All in favor, motion carried.

Public Comment – Pam Lysaght suggested that, due to the public in attendance, Cypher summarize the purpose of the meeting and introduce the committee members. Cypher introduced himself as Zoning Administrator. Mike Plessner, Pam Lysaght and Bill Stege introduced themselves as members of the Planning Commission and the Zoning Ordinance Update Commission meeting today. Cypher summarized the purpose of the meeting today, which is to review the Zoning Ordinance. There will be no discussion regarding specific site plans or proposals. Cypher and the members reiterated that questions or comments regarding the process for specific site plans or proposals should be directed to Cypher.

There was no further public comment.

Correspondence – None

Conflict of Interest – None

Review of Ordinance – Cypher summarized the history of the committee and the review over the last two months. The committee then began their review of the proposed changes distributed by Cypher prior to the meeting. The committee extensively discussed the residential district, which has been re-divided into three districts, instead of the previous six.

It was determined that the definition of home occupation needs to be addressed when that area is reached. Changes were made to Residential I (Village) regarding the allowances for home occupations. The committee then moved on to a discussion of the regulation of short term rentals and their inclusion as a use by right. The conditions that must be met by short-term rentals were listed. Additional wording changes were made to the Residential section.

It was determined to discuss with the PC whether to refer to the Residential Districts by Residential I, II, and III, or by Village, Waterfront and Multiple-Family, or some combination thereof. The preference of the committee is Village Residential District, Waterfront Residential District, and Multiple-Family Residential District. The committee then moved to a discussion on lot widths; nothing more was changed. The committee then moved to a discussion on non-commercial recreational facilities under Residential III. It was decided to take this out as a use by right. Various aspects of Residential III were discussed.

The committee briefly discussed how best to present the changes discussed to the PC.

The committee then moved on to an extensive discussion of the combined Resort/Recreation District, and the uses allowed in that district. Several uses were amended or disallowed as part of the discussion. They also discussed the current boundaries of the various zoning districts. A discussion of the other restrictions on the Resort/Recreation District then took place, and various wording changes were made

to the draft. The committee briefly discussed whether residential uses should be allowed in the resort/recreation and business districts. Parking requirements in the district were also discussed. The PC will return to the discussion of parking requirements in the resort/recreation district at the next meeting.

The next meeting date was set for February 27 at 3 pm.

The committee briefly discussed the proposed plan at the Crystal River Marina. Cypher stated that no application had been received, so that it would not be under discussion at the February PC meeting.

Public Comment - Mac McClellan commented that he appreciated all of the work that the Planning Commission is doing. The business district around the current marina makes a lot of sense, but the multi-family housing that is allowed doesn't make a lot of sense, because of the ability to intensify the density in this area. He would like the PC look at this and see what they can do. He hasn't seen a problem with parking at the Crystal River Marina.

The meeting was closed at 5:07 pm.