

GLEN ARBOR TOWNSHIP

Planning Commission
Glen Arbor, Michigan 49636
Public Hearing
October 8, 2020

CALL TO ORDER:

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

AGENDA

The agenda was approved as presented by a motion from Pepler and supported by Stege.

ROLL CALL:

In attendance were Lance Roman, Bill Thompson, John Pepler, Bill Stege, Bob Ihme in person and Mike Plessner and Pam Lysaght by teleconference. The public was attending in person and via teleconference at call in number 1-712-832-8330 code 630 8152#.

Tim Cypher, Zoning Administrator was also present.

1. Wildflower Project- Tim Cypher

Peter Faber, developer and owner was present.

Final review from the Health Department is not yet completed. The final review will detail soil erosion retention and detention and fire lane approval by the Fire Chief. Comments and questions by the Commission members to Mr. Faber were regarding tree placement, parking, fire access and snow removal.

Mr. Faber is requesting a public hearing to approve a Site Condominium in the Business zoning district per Zoning Ordinance Sections V.4 & XIV 7 Site Condominium/Site Plan Review. The proposed project consists of twelve condominium units in two phases on the existing Wildflower property. The parcel's Tax ID#'s are 006-127-018-00 & 006--127-020-00 The parcels are located at 6125 & 6127 S, Glen Lake Rd Section 27, T29NR14W Glen Arbor Township Leelanau County, Michigan

PUBLIC COMMENTS:

Members of the public on site and by telecommunication expressed concerns regarding the retention pond, parking, lighting, tree removal, water issues, landscaping and how it will affect the character of the area.

Cypher: Landscaping is in an ordinance and will have to meet minimum standards.

Mr. Faber intends to leave as many trees as possible

Question via telecommunication: What is the appropriate residential density?

Cypher: The interaction between the zoning agencies will define.

Question via telecommunication: Will the speed limit and sidewalks be addressed?

Cypher: Yes, both will be addressed.

Cypher: Regulatory agencies still have not totally approved and no permits will be issued until everything is approved.

Pepler moved to approve the proposed Site Condominium named “the Grove” pursuant to the Site Plan Review and Approval Standards of Section XIV.8 as completed in the findings of fact document. The motion was supported by Thompson and passed with 7 Ayes and 0 Nays.

COMMISSION MEMBER COMMENTS:

Cypher provided a list of conditions the Planning Commission should address in regards to this project.

A Public Hearing will be scheduled in advance of the regular Planning meeting in November.

ADJOURN:

Chairman Lance Roman adjourned the Public Hearing at 8:40PM.

Respectfully Submitted
Dotti Thompson
Recording Secretary
Planning Commission

DRAFT