

GLEN ARBOR TOWNSHIP

Planning Commission
Glen Arbor, Michigan 49636
Public Hearing
June 3, 2021

Due to the Coronavirus (COVID 19) pandemic and pursuant to the Leelanau County declared State of Emergency board members and the public may participate via teleconference or videoconference

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1. Video participation

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CALL TO ORDER:

Chairman Lance Roman called the meeting of the Public Hearing of the Planning Commission to order at 7:10 pm

The purpose of this public hearing to reinstate the ordinance we had 13 years ago to allow single family residences in the Business District. At this time the Ordinance reads that single family dwellings are not allowed in the Business District.

ROLL CALL

Lance Roman, Bob Ihme, John Pepler, and Bill Thompson in person and Mike Plessner by Zoom, Roman announced that Pam Lysaght and Bill Stege have resigned from the Planning Commission. There are 23 members of the community attending by Zoom.

APPROVE AGENDA:

There were no changes in the Agenda.

MEMBER CONFLICTS OF INTEREST:

Bob Ihme: Indicated that he owns property in the Business District and felt that he did not have a conflict of interest. No comments by PC members.

CORRESPONDENCE:

Roman stated that he received several email letters and comments, most of which were against making the change in the Ordinance. He stated that if a vote to change this Ordinance by the Planning Commission to allow single family dwellings in the Business District is passed, it will then go to County Planning where they will render their comments on the proposal. From there it would go back to the Township Board who will make a final decision whether to adopt or not the Zoning Amendment that is being presented.

Roman: About 13 years ago I was one of the people that spearheaded the effort to remove single family dwelling, use by right, and prohibit them from the Business District. It was thought, at that time, the township would be running out of places to put businesses in the Business District. It turned out that we had more negative consequences than positive consequences and we will discuss those during this meeting. The proposal now is to reinstate the Ordinance we had 13 years ago. The way Glen Arbor zoning is organized is called a pyramid structure. You have zoning districts. Glen Arbor has four residential, recreational, resort, and business districts. The districts have allowed uses for what you can do in each district. Some districts are more restrictive than others. Residential 1 is the most restrictive district. On the other end the Business district allows for more uses by right. The pyramid structure allows uses in the more restrictive district, a use by right, in succeeding less restrictive district. This had allowed a single family dwelling, in R1, the most restrictive district, to also be a use by right, in the most restrictive Business district. Prohibiting single family dwellings in the Business District 13 years ago, broke the pyramid zoning structure. Other uses allowed by right in the business district are multifamily housing such as a duplexes and condominiums. The thought is that we may see more of the multifamily dwellings if we do not allow single family dwellings.

DISCUSSION:

TimCypher, Zoning Administrator: All letters with concerns and phone calls both pro and con have been shared with the Planning Commission and will remain part of the record. Tonight the amendment is to modify Section VIII.I.A. to allow single family housing. It is a text amendment which is a simple correction. So the correction would be to scratch the words "except single family dwellings" from the Ordinance. About 100 phone calls and 18 letters were received stating concerns.

Peppler: The challenges of dealing with a 50' wide x 126' deep lot to build a business, renders the lot unusable. The amount of land area it takes to put in a septic drain field and parking makes the lot almost unbuildable if you need to meet the criteria. There are about 12 parcels in the Business District that meet that size. Property that requires holding tanks are prohibited by the health department for business or multi-family uses, but are allowed for single family dwellings.

Ihme: People that had a home in the Business District when the Ordinance changed 13 years ago cannot change their building footprint. This prohibits home additions and building a garage.

Ihme: Concerned that Main Street will lose its charm and walkability. There are more residential homes that turned into businesses than business properties that

turned residential. There have only been five multifamily housing units since this Ordinance. There have been nine new businesses during that same time.
Roman: Regarding the Zoning Ordinance, if something is not going right you can change it back. Nothing is forever and Zoning can be changed as needed.

1. Modify Section VIII.I.A. Of the Business Zoning District Use Regulations to allow Single Family Dwelling as a permitted use by right.

PUBLIC COMMENTS:

Discussion was opened to the participants on Zoom and concerns were heard and commented on by Commission members and Tim Cypher, Zoning Administrator. Larry Widmayer, Chamber Treasurer, represented the Chamber of Commerce in person and expressed concern that residential properties would inhibit the walkability of the Business District and residents living next to a business could become upset with things such as excessive noise and lights. Widmayer suggested that a residence could be added to the Business District zoned as “special use”.

Peppler moved that the Planning Commission adopt an amendment to allow single family dwellings a use by right in the Business District and forward the proposed amendment to the Leelanau County Planning Commission for review. Motion was support by Thompson.

Peppler aye, Thompson aye, Ihme aye, Roman aye, Plessner nay. Motion carried.

COMMISSION MEMBER COMMENTS:

Peppler congratulated the Glen Lake Golf Team on winning the Regionals.

ADJOURN:

Lance Roman adjourned The Glen Arbor Planning Commission Public Hearing at 8:25 PM

Respectfully Submitted
Dotti Thompson
Recording Secretary
Planning Commission