

## GLEN ARBOR TOWNSHIP

Planning Commission  
Glen Arbor, Michigan 49636

May 6 2021

Pursuant to the Leelanau County declared State of Emergency Commission members and the public may participate via teleconference or video conference

### **1. Video participation**

**Go to Zoom.com and download the program. Then click on the following:**

**URL:<https://us02web.zoom.us/j/81494730126>**

**Meeting ID: 81494730126**

### **2. Teleconference participation**

**Using either a land line or cell phone dial 1-301-715-8592**

**When requested, enter the following access code 81494730126 followed by#**

### **CALL TO ORDER:**

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

### **ROLL CALL:**

Via Zoom:

Pam Lysaght, Bill Stege, Mike Plessner, Bob Ihme, and John Pepler. Lance Roman and Bill Thompson present in person.

Tim Cypher was also present via Zoom.

### **AGENDA:**

Switch order of discussion to #1 then #3 and lastly #2.

### **MINUTES:**

The April meeting was cancelled due to a conflict with the Open Meetings Act. The meeting was called to order by Chairman Lance Roman and adjourned minutes later. **This is reflected in the April 2021 minutes which were approved unanimously by a motion from Thompson and supported by Stege.**

### **TOWNSHIP BOARD REPORT:**

John Pepler reported on the regular April Township Board meeting:

- There will be a referendum on August 3 regarding rezoning Brammer property adjacent to the Mill.
- The Fire Chief received a 8.8% raise

- There will not be a replacement for the traveling sign in front of the Township Hall. The yellow sign will continue to be used for events and announcements.
- There will be a Memorial Day ceremony on May 28 at 10 AM at the Glen Arbor Cemetery.

### **ZONING ADMINISTRATORS REPORT:**

Tim Cypher, Zoning Administrator reported:

- The Condo project at the Wildflower site is being delayed. Mr. Faber is having a problem with surface water run-off and may need another public hearing for an Amendment change.
- The permits have been approved for the new homes being built on South Ray Street.

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

Lysaght and Cypher reported:

The Zoning Board of Appeals met in late March regarding a Variance on which they voted to approve. The ZBA determined that if legal questions arise, decisions will be tabled until an Attorney is consulted. Recorded audio will be preserved until the minutes are approved.

A silent prayer was offered for the Freeman family.

### **PUBLIC COMMENTS:**

### **BUSINESS:**

#### 1. Subcommittee mission discussion

Chairman Roman stated that the original plan for the subcommittee was to reorganize the Ordinance and change words but not the content. Additional items can be documented and brought to the Planning Commission. Roman reiterated that the subcommittee can organize differently but keep content neutral. Roman stated that it would be easier to get things done if the Ordinance was reorganized in a better format.

Roman questioned taking minutes of the subcommittee meeting since the subcommittee is not a sanctioned Government entity. Cypher offered they have Dana taking minutes so they can accurately document reports.

The subcommittee's purpose was discussed with its members and the remainder of the Planning Commission members.

Roman praised the Subcommittee for their diligent work.

#### 2. Review ordinance update proposals

##### A. Single family dwellings in Business District

This discussion proposes changing allowed uses in the Business District to allow single family dwellings, reversing a 2006 ordinance change which disallowed single family dwellings in the Business District. Roman, who was a PC member at that time, indicated that he championed the 2006 change to disallow, citing that at the time the PC was concerned with the Business

District filling out with residential uses, blocking future commercial uses. Pepler pointed that the 2006 change had unintentional consequences of blocking use of many small lots in the Business District that were too small for a business use. These same lots would best use for residential and there are many requests to do so. After lengthy discussion **Thompson moved to remove the word *except single family dwellings* from Ordinance Section VIII.1A, which would reverse the 2006 change that disallowed single family dwellings in the Business District. Pepler supported. Discussion ensued and Lysaght moved to table the motion. It was supported by Plessner. With two motions on the table Roman call for a vote on Lysaght's motion to table, 2 for and 5 against, motion failed. On Thompson's motion to allow, 4 for and 3 against, motion carried.** A public hearing will be scheduled at 7PM before the June 3 Planning meeting. Cypher will send out the 300 foot, adjoining property owner letters, as required for this type of Ordinance change and post hearing notices in the Enterprise.

**B. Relaxing off street parking requirements in Business District**  
Delayed until June meeting due to lack of time.

**C. Fences as structures review**  
Delayed until June meeting due to lack of time.

3. Ordinance review sub-committee update  
Covered under bullet point #1. Minutes of the meeting were provided.

**PUBLIC COMMENTS:**

Via Zoom three comments were heard.

**COMMISSION MEMBER COMMENTS:**

The Planning Commission should put the Overlay District on the Agenda.

**ADJOURN:**

The meeting of the Planning Commission was adjourned at 9:15 by Chairman Lance Roman.

Respectfully Submitted  
Dotti Thompson  
Recording Secretary  
Planning Commission