

GLEN ARBOR TOWNSHIP  
Planning Commission  
Glen Arbor, Michigan 49636

**Public Hearing**  
February 3, 2022

**CALL TO ORDER:**

The Public Hearing of the Glen Arbor Planning Commission was called to order by Chairman Lance Roman at 7:00 PM.

**ROLL CALL:** In attendance were Lance Roman, Bill Thompson, Jeff Gietzen, Bob Ihme, Andy Dotterweich, and John Pepler. Tim Cypher, Zoning Administrator, was also in attendance.

**AGENDA:**

The agenda was approved as presented.

**MEMBER CONFLICTS OF INTEREST:**

Chairman Roman asked if the Conflicts of Interest statement from any member had changed from the January meeting where all members has stated no conflict. There were no conflicts of interest reported by any of the Commission members

**CORRESPONDENCE:**

A letter from Sherri Schoenemann regarding an offer to help set up Zoom meetings and offering IT support was read by Lance Roman.

**DISCUSSION:**

**1. Business to residential 1**

Debra Graetz's Conditional Rezoning application.

Cypher: The applicants bring the conditions. He recommends that Debra Graetz be allowed to give her presentation again for her property at 5989 Pine Street.

Ms. Graetz stated that they would like to build on a piece of property they own that is just beyond the Pine Street pavement to the left and next to the M-DOT pump station. On the other side of the property there is a swale of water. The lot is 66' wide and 100'+ long. The lot was zoned commercial and then the State came in with a criterion which states that commercial subsurface sewage disposal cannot be close to a swale of water. Ms. Graetz pointed out that a single-family residential unit can be closer to the swale. She indicated that there is already a septic field on the property, that it's been approved by the Health Department, but only for a single-family residential unit. The State regulation came in after it was zoned commercial. She is

requesting a conditional rezoning for this property to residential with residential setbacks.

Commission members discussed the process that needs to take place for conditional rezoning including a review of the section of Township's Zoning Ordinance which allows for conditional rezoning.

**PUBLIC COMMENTS:**

Ms. Schoenemann questioned Ms. Graetz as to why she purchased a commercial lot and now wants to rezone it.

Roman reported that the Commission changed the zoning 13 years ago not to allow single family dwellings in the Commercial District. He felt that this change led to several unintended circumstances and would like to see it changed back to allow single family dwellings within the Commercial District.

Don Lewis, Township Trustee, suggested the Township should stay away from conditional rezoning. Will discuss further at the regular meeting to following the public hearing.

Commission members discussed conditional rezoning and the Graetz conditional rezoning application.

Cypher stated that if someone does not agree with any decision by Zoning Administrator or the Planning Commission, they can take the matter to the Zoning Board of Appeals (ZBA).

Roman: The Township Board needs to approve our recommendation but the recommendation can still be taken to the ZBA before it goes to the Township Board.

Cypher: The meeting tonight is for an application for conditional rezoning. The recommendation goes to the County for approval and then back to the Township Board for final approval.

Peppler: Cannot support as he believes this is spot rezoning.

Dotterweich: Conditional rezoning is like spot zoning. He feels that a good use of the property would be residential.

**Motion Dotterweich, support Ihme, to table the Graetz discussion to a future meeting. Motion unanimously carried.**

Roman: This will be on the Agenda for the April Planning meeting.

**MOTION:**

**Ime moved to close the Public Hearing and discuss rezoning of this property at the regular meeting following. Geitzen supported. Motion carried.**

**COMMISSION MEMBER COMMENTS:** None

**ADJOURN:**

The Public Hearing was adjourned at 8:00 PM

Respectfully Submitted,

Dotti Thompson  
Recording Secretary  
Planning Commission

DRAFT