

GLEN ARBOR TOWNSHIP

Planning Commission
Glen Arbor, Michigan 49636

May 5, 2022

CALL TO ORDER:

Chairman Lance Roman called the meeting of the Planning Commission to order at 7:30 P.M.

ROLL CALL:

Lance Roman, Bill Thompson, John Pepler, Bob Ihme, Andy Dotterweich, Jeff Gietzen and David Burton

PLEDGE OF ALLEGIANCE

APPROVE AGENDA:

Gietzen wanted it noted that he is planning on having a food truck on his property.

APPROVE MINUTES:

The minutes of the April Public Hearing were approved with corrections by a motion from Pepler and supported by Dotterweich. Motion carried
The minutes of the regular April meeting were approved by a motion from Gietzen and supported by Ihme. Motion carried.

CORRESPONDENCE:

Roman had a zoning seminar brochure and noted that anyone interested in attending contact the Clerk.

TOWNSHIP BOARD REPORT:

Pepler as the liaison from the Township Board reported the following:

- The new Treasurer is Don Lewis who has filled the position vacated by Lee Houteman This has left an opening for a Trustee. There will be a notice in the next two weeks of the Enterprise.
- The Township is going through the annual Audit.
- The break wall at the entrance from Glen Lake to Fisher will be extended in order to slow down the accumulation of sand in the mouth of the channel. This has been studied and approved by EGLE.
- On May 27, 2022 at 10:00 AM there will be a Memorial Day Ceremony at the Glen Arbor Township cemetery.

ZONING ADMINISTRATORS REPORT:

Cypher will post his reports online to the Commission members. He reported there was an inquiry for a possible kayak livery on Nisonger's property. That property was previously approved for water sports but not for livery. The Township Board corrected the zoning maps for the Nisonger property and others. That was formally done at the last meeting. County equalization is doing the maps and when they are available Cypher will get maps for the Planning Commission.

ZONING BOARD OF APPEALS REPORT:

Dotterweich reported: "The ZBA has a hearing scheduled on May 19 at 1:00PM. The hearing is to review the illegally split piece of land near Miller Hill. The property is 2 ½ acres and was split after the zoning went into effect and the property owners now want to build a house." Pepler: "This piece of land is in the National Park and is a Category 1 piece so you cannot build on it. The owner has to write an official letter and fill out a form. An official appeal has to be made and it will be appraised by their appraiser." Cypher: "The Park has been notified."

PUBLIC COMMENTS:

BUSINESS:

1. Review Leelanau County Planning Commission on SFD in Business District

The Single-Family Dwelling Report came back from the County. The County commented on the manner in which Roman runs his Public Hearings allowing a lot of bantering back and forth. Roman stated that future Hearings will allow briefer public comment and then the Commission will deliberate outside of the public.

Cypher: In relation to the County comments the Township Board has the option of seeking legal counsel if they feel it necessary to make sure the language is defensible.

Pepler: "In all three questions from the County, they had no issue with the Ordinance changes."

Roman: "At this point we are here to just review the County's comments and get up to speed."

The Commission discussed the options that the Township Board has in relation to the County's report. After the Board's review of the County's comments they can send back to the Planning Commission for comments or approve.

2. Comments on Food Trucks in the Business District – Tim Cypher

Cypher:

- There is nothing in our Ordinance that says the food trucks have to be owned by the property owner.

- Food trucks must be on private property.
- The Health Department licenses food trucks.
- There will be no seating in the areas of the food trucks.

The Commission discussed the parking situation at the East end of town.

3. Review ordinance update proposals

a. Update of keyhole ordinance

Cypher: “Key holing is a problem forever. It happens when two or more families share a property. It causes unintended consequences to neighboring. The trend going forward is to limit that from happening. It is only permitted in R5 zoning district and residential district.” Commission discussed.

b. Fences as structures review.

Dotterweich: “There is not much in the Ordinance on fences just heights and structure with no other limitations. There are fences that go down to the water’s edge.”

Cypher: “Legal Council says you cannot prevent people from putting fences along their property lines.” It was by suggested by Roman that a couple members of the Commission review the current ordinance to present at the June meeting.

Dotterweich offered to work on this issue.

4. Review Ordinance reorganization - need input and suggestions on how to proceed.

No Action taken. This will be revisited at a later date.

PUBLIC COMMENTS:

Bill Nisonger disagrees with the County on their comments regarding allowing the public bantering during Public Hearings and he is now interested in food trucks.

COMMISSION MEMBER COMMENTS: /

Cypher: The County had no issue with the zoning change.

Dotterweich would like a quick review of the Master Plan to get Commission up to date.

Roman advised the Commission will tackle that project at the September meeting.

Burton: What is the status of the bike path going down M22 toward the Homestead?

Roman: “The easements along the proposed route have been approved along M22.”

Thompson: “You cannot direct people to go where they do not want to go. The cyclists all seem to want to ride into Glen Arbor so the route down Northwood Drive did not work out for most.”

ADJOURN

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

Respectfully submitted by
Dotti Thompson
Recording Secretary

DRAFT