

GLEN ARBOR TOWNSHIP

Planning Commission
Glen Arbor, Michigan 49636
June 2, 2022

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

ROLL CALL:

Lance Roman, Bill Thompson, Jeff Gietzen, Andy Dotterweich, Dave Burton, and Bob Ihme. John Pepler was absent.

Tim Cypher, Zoning Administrator was also present

PLEDGE OF ALLEGIANCE

AGENDA:

Dotterweich requested the addition of the Fence Ordinance discussion.

MEMBER CONFLICTS OF INTEREST:

The Commission members had no conflicts.

MINUTES:

Burton moved to approve the May minutes with corrections and the Motion was supported by Dotterweich. Motion carried.

CORRESPONDENCE:

A letter from an Attorney concerning proposed Single Family Dwelling Ordinance.

TOWNSHIP BOARD REPORT:

Ihme reported in Pepler's absence:

- The Fire chief received a 3.3% raise
- There will be Public Hearings regarding the dredging between Fisher Lake and Glen Lake.
- Bob Hawley was sworn in as a new Trustee

ZONING ADMINISTRATORS REPORT

Cherry Republic Site Plan review:

It was reported by Cypher that the container structures were put in place before there were any approvals. Cherry Republic asked for waivers on Landscaping and hazardous materials.

Kathy Baarstad was in attendance representing Cherry Republic. Ms. Baarstad reported that Cherry Republic has 248 seats and no additional seating or lighting is proposed. Cypher will review and do a seating audit. Cypher also will require an email from the Fire Chief and Health Department.

The Health Department will issue permits and because there are drains the Soil Erosion has issued a permit. The Road Commission did not find any issues. Roman would like a clear Site Plan with an established path.

Cypher commented that the last time Cherry Republic went to the Planning Commission was a Site Plan review for the off-site drain field project in May of 2018. Dotterweich would like to see parking requirements.

Roman: A special meeting of the Planning Commission can be scheduled after the Site Plan is complete. A meeting can be scheduled seven days after the Site Plan is received. Eighteen hours' notice to the public is required as well.

Dotterweich moved to table the approval until a Site Plan is complete. The Motion was supported by Thompson and the Motion carried.

ZONING BOARD OF APPEALS REPORT:

Dotterweich reported on the May 19 meeting regarding the 2 ¼ acre agricultural property on Miller Hill. The variance to build a single family home was denied. The ZBA will meet again on June 9 to approve the minutes of the meeting.

PUBLIC COMMENTS:

BUSINESS:

1. Presentation of updated Watershed proposal - Rob Karner
Bill Whittler with the Glen Lake Association was in attendance and an excellent updated presentation was made by Tony Groves.
Roman thanked the Watershed Committee for their presentation and the Planning Commission will discuss the direction Glen Arbor will take at a future Planning Meeting.
2. Single Family Ordinance Report from the Board
The Board has several items for the Planning Commission to take a look at. One of the items is to make two separate Districts and uniform setbacks.
Roman opines that the Ordinance is being overthought. Roman: "Adding a District is not easy. It requires letters be sent and change in the Zoning map." "There is a degree of urgency due to the letter from the Attorney regarding the Johns building." Roman stated that this proposed Ordinance change has been going on for over a year. "The original thought was to put the Ordinance back to the way it was and just change the three words."

Burton commented on the difficulty in the different setbacks for residential and business and additional districts would require changes to the Master Plan because the maps will not be accurate. Burton commented further that there is good reason to just change the three words.

The Commission members discussed.

Dotterweich suggested a meeting during the summer to discuss. A committee of Roman, Thompson and Dotterweich will meet next week with Cypher and the Township Attorney.

3. Review onsite parking ordinance requirements - Tim Cypher
Cypher reported that Leelanau Coffee Roasters added planters in their parking area and they are blocking the right-away. Cypher will contact MDOT. A Site Plan review will be required for a change in parking.
4. Review Ordinance reorganization.
No action taken

PUBLIC COMMENTS:

A member of the public commented that the three words should be changed in the Single Family proposed Ordinance.

COMMISSION MEMBER COMMENTS:

Dotterweich will contact other Townships and review their Fence Ordinances.

ADJOURN:

The Meeting of the Glen Arbor Planning Commission was adjourned by Chairman Lance Roman at 9:20 PM.

Respectfully Submitted
Dotti Thompson
Recording Secretary
Planning Commission