

GLEN ARBOR TOWNSHIP

Planning Commission
Glen Arbor, Michigan 49636
Public Hearing
April 7, 2022

CALL TO ORDER:

Chairman Lance Roman called the meeting of the Planning Commission to order at 7:00 PM

ROLL CALL: Lance Roman, Bill Thompson, Jeff Gietzen, Bob Ihme, Andy Dotterweich, John Pepler and Dave Burton.
Tim Cypher, Zoning Administrator was also present.

PLEDEGE OF ALLEGIANCE

APPROVE AGENDA:

No additions to the Agenda.

MEMBER CONFLICTS OF INTEREST:

No conflicts of interest were stated by any of the Commission members but Gietzen wanted it noted that he is planning on having a food truck on his property.

APPROVE MINUTES

The minutes of the February Public Hearing were approved with corrections by a motion from Dotterweich and supported by Pepler. Motion carried.

CORRESPONDENCE:

A letter from Sharon Schoenemann stating she is opposed to the changes in the Business District. A copy of this correspondence is available in the Township Office.

DISCUSSION:

1. Consider allowing limited single family dwellings as a use by right in the Business District.

Roman: Item J added reads: Single family dwellings allowed if the parcel of land does not abut M-22 North of State Street providing that R-1 requirements are applied. Lands south of the M-22 and the State Street intersection shall also be allowed residential structures providing that R-1 requirements are applied.

Gietzen recommends that the language stated above be recommended to the Township Trustees for their approval.

Commission Members discussion and input ensued

Dotterweich: Suggested to change the language to read zoning requirements instead of setback requirements.

Roman: Clarified proposed ordinance change wording as above.

Roman: "If approved by the Planning Commission, this recommendation will go to the County Board then back to Glen Arbor Township Board. The language can be clarified by the board or it can be sent back to the Zoning Commission for clarification."

Gietzen believes that the Chamber of Commerce is supportive of this zoning change.

Roman reviewed the Finding of Facts that was provided in the attachment to these minutes.

Roman "Prior to 2007 ordinance amendment, single family dwellings were allowed in the business district. Since 2007 amendment, we found that there are several family dwellings as mixed use. There are a lot of unintended consequences on these orphan lots which can't be used for business. The most intensity is on M22 and that should be preserved. Residential use is already supported in duplexes, condos etc."

Cypher: "A number of the orphan lots would not work for a business but would work for a single family dwellings".

Peppler: "Not a lot of new businesses will find their way to Glen Arbor with the season so short but new residences will support the existing businesses."

Ihme: "By allowing single family homes you are not disallowing Businesses."

Dotterweich: "The Master Plan does identify the M22 corridor."

Roman: "I will add to the Finding of Fact the excerpt from the Master Plan and that the orphan lots can't be used for anything else but single family dwellings."

PUBLIC COMMENTS:

Don Lewis: Stated that he has concerns over whether these changes will concern the Crystal Harbor property. The Commission members and Lewis discussed setbacks for residential and business properties.

Roman: "The Planning Commission will leave the door open for Lewis to come back."

Cypher: "There is a simple language to include zoning outside of the Village".

A Motion by Peppler : Single Family Dwelling residential structures are allowed if the parcel of land does not abut M-22 North of State Street and R-1 requirements are applied. Motion supported by Thompson. Motion carried with Peppler abstaining.

The chairman will forward these minutes, with proposed ordinance wording, and finding of facts to the Leelanau County Planning Commission for their review.

MEMBER COMMENTS:

The Public Hearing was adjourned by Chairman Lance Roman at 7:55 PM.

Respectfully Submitted
Dotti Thompson

Recording Secretary
Planning Commission

APPROVED

Item - Proposed Zoning Ordinance Changes to Version 4.9 Single Family Dwellings – exemption partially removed

Article VIII BUSINESS DISTRICT

SECTION VIII.1 USE REGULATIONS

A building or premises in this District shall be used only for the following purposes:

- A. Any uses permitted in the Recreational District as described under Article VII of This Ordinance will be permitted in this District, except single family dwellings.
- B. Retail Stores.
- C. Service Institutions such as:
 - 1. Gasoline service stations and garages
 - 2. Repair shops
 - 3. Laundries
 - 4. Warehouses
 - 5. Utilities
 - 6. Printing houses
 - 7. Undertaking establishments
 - 8. Used car lots
- D. Restaurants and Taverns.
- E. Lumber dealers.
- F. Light manufacturing plants.
- G. Second Hand Stores - Establishments selling used or second hand merchandise and "flea markets" must conduct their business inside a building but may display merchandise outside and adjacent to such building provided such outside displays in total occupy no more than one hundred (100) square feet of area and are placed inside the building each night. Automobile dealers, farm machinery dealers and marinas selling new and used boats shall be exempt from this provision.
- H. Multi-family dwellings.
- I. Apartments or living units above or part of a commercial building.
- J. Single Family Dwelling residential structures are allowed if the parcel of land does not abut M-22 North of State Street and R-1 requirements are applied.

SECTION VIII.2 USES EXCLUDED

Junk yards for the temporary or permanent storage of used cars or other salvaged materials are not to be permitted in this District. Equipment and materials storage yards equivalent to those related to the construction industry shall be entirely enclosed with a solid fence not less than six (6) feet high and not more than eight (8) feet high constructed and maintained in such suitable manner as to meet with the approval of the Zoning Administrator. The fence will be constructed of such material and of such design as to reasonably prevent trespassers from entering the premises by scaling such fence. The fence will be of solid construction or of a material so as to obstruct the view of the premises enclosed. The fence shall be maintained and painted, but shall not be used as a sign or signboard in any way.

SECTION VIII.3 LAND OCCUPANCY BY BUILDINGS

No building or structure in this District shall be erected or altered or used so as to occupy more than 80% of the lot area. Multi-family dwellings are restricted to a minimum square footage of 480 square feet of main floor living area per dwelling unit and a minimum core dimension of 20' per unit and a minimum of not less than 5,000 square feet of building lot area for each dwelling unit.

SECTION VIII.4 SET-BACK RESTRICTIONS

All buildings and structures in this District shall provide a set-back from the property line bordering the right-of-way of not less than ten (10) feet.

Finding of Fact:

- 1) Master Plan - Glen Arbor Township can expect its population to remain relatively stable over the life of the Plan, although it may slow somewhat as the few remaining vacant properties in the Township are developed. The previous Master Plan analyzed this issue with a build-out analysis that looked at how much developable land remained in the Township. This was conducted in order to determine if the Township had a sufficient amount of undeveloped land available to accommodate enough future residents to support a wider range of year-round businesses to serve the local (i.e., non-seasonal) population. The analysis concluded that many year-round businesses were probably not feasible unless supplemented by a more balanced tourist season, or unless many more of the Township's seasonal homes are converted to permanent dwellings to accommodate more permanent residents.

Simply stated, unless residential development density increases significantly, it is unlikely that many businesses intended to serve local residents will be able to locate in Glen Arbor Township. Furthermore, if increased density were desired by the Township, it is likely that public sewer (and perhaps water) would be needed.

- 2) Prior to 2007 (Ordinance version 4.0), SFDs (Single Family Dwellings) had been allowed in the Business District.
- 3) Since 2007 several SFD have been converted to business use.
- 4) An unintended consequence of the 2007 change led to several unbuildable, orphaned lots.
- 5) While not being of any business use, these orphaned lots are suitable for SFDs
- 6) Most business use intensity is located on M-22, north of State street which will be excluded for SFDs.
- 7) Residential use is already supported in the Business District in the form of multi-family dwellings and single family dwellings with an incorporated business use.

Proposed Motion:

Single Family Dwelling residential structures are allowed if the parcel of land does not abut M-22 North of State Street and R-1 requirements are applied.