

APPRO
GLEN ARBOR TOWNSHIP
Planning Commission
Glen Arbor, Michigan 49636

April 7, 2022

CALL TO ORDER:

Chairman Lance Roman called the meeting of the Planning Commission to order at 8:00 PM

ROLL CALL:

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

APPROVE AGENDA:

MEMBER CONFLICTS OF INTEREST:

Bob Ihme, as applicant for site plan review, was recused from that discussion and vote. Conflicts resolved at February meeting were of same nature, no conflicts,

APROVE MINUTES OF THE PREVIOUS MEETING:

The minutes of the February, 2022 meeting were approved with corrections as sighted by a Motion from Gietzen and supported by Dotterweich. The Motion carried unanimously.

CORRESPONDENCE:

None

TOWNSHIP BOARD REPORT:

Pepler, as Township Board representative, reported: The contract for Tim Cypher was renewed for another four years.

The Glen Arbor cemetery has been cleaned up.

The Township finances are in good shape.

ZONING ADMINISTRATORS REPORT:

1. Riverfront food truck site plan review - Matt Wiesen
A site plan was presented by Sarah Kever of Northview 22.
Cypher sent the Finding of Fact electronically to the Commission members. The document is available in the Township Office.
Two parking places will be required and the food trucks will be regulated by the Health Department. The landscaping will be preserved in its natural state. The approval from the Fire Department is pending.

A Motion to approve the site plan as proposed by the Highwater Holding pursuant to the site plan review and the approved standards of section 14.8 as the Finding Fact document to include parking and electrical considerations was

made by Dotterweich and supported by Gietzen. Ihme abstained. Motion passed unanimously.

Gietzen stated that he has gotten approval for a food truck on his Hardware Store property and his parking requirements have been met.

2. Pickleball Courts and Marina Boat Slips Site Plan review - Ihme Investments Ihme presented his site plan for 10 boat slips on Little Fisher Lake and pickle ball courts for personal use. Property has frontage on Dunns Farm Road and Little Fisher Lake as well as the Crystal River. The adjoining properties are Commercially Zoned as is this parcel. There is no beach front property. Those that have slips take their boats out and return them and leave, with minimal loitering..

Cypher walked the Commission through the Finding of Facts. Permits from EGLE has not been obtained yet. There will not be boat or trailer storage. Final approval from the Road Commission has been obtained.

Ihme: Keyholing does not apply to this plan. The slip holders are riparian's. There is not land adjacent to this operation.

Cypher: "No negative impact of keyholing requirements." Cypher offered the opinion to fix the keyholing ordinance and change the language.

Roman stated that the Commission agrees to revisit the keyholing ordinance and fine tune.

Commission discussed.

A Motion to approve the KEYHOLING Site Plan proposed by Ihme Investments, pursuant to the Site Plan Review and Approval Standards of Section XIV.8 as completed in the Finding of Fact Document made by Dotterweich and supported by Thompson. Ihme abstained. The Motion passed unanimously with Ihme's abstention.

ZONING BOARD OF APPEALS REPORT:

Dotterweich, as representative of the ZBA, stated that there has been no activity.

PUBLIC COMMENTS:

BUSINESS:

1. Recap of Public Hearing – no commission comments

2. Review ordinance update proposals

a. Relaxing off street parking requirements in Business District

Tabled as not urgent, will review after ordinance reorganization.

b. Fences as structures review

Roman stated he does not see an urgency for these items and would rather get on to the Ordinance reorganization and revisit these issues later.

Dotterweich would like to discuss this item. Roman will add to a future agenda.

3. Review Ordinance reorganization

Roman would like input and suggestions on how to proceed.

PUBLIC COMMENTS:

none

COMMISSION MEMBER COMMENTS:

None

ADJOURN:

The meeting of the Glen Arbor Planning Commission was adjourned at 9:20PM.

Respectfully Submitted
Dotti Thompson
Recording Secretary
Planning Commission