

GLEN ARBOR TOWNSHIP
Planning Commission Minutes
Glen Arbor, MI 49636

July 15, 2022

CALL TO ORDER: Chairman Lance Roman called the Special Meeting to order at 7:04 P.M. The meeting was held in the Township Hall meeting room.

ROLL CALL: B. Ihme, B. Thompson, A. Dotterweich, J. Gietzen, D. Burton and L. Roman were present. J. Pepler was absent. Zoning Administrator T. Cypher was also present.

CONFLICTS OF INTEREST: J. Gietzen, B. Ihme and B. Thompson all own property in the business district. All members indicated that none of these individuals had a conflict of interest.

Chairman Roman stated that the purpose of the Special Meeting is to discuss and forward to the GA Township Board, PC comments on the Single-Family Dwellings in the Business issue.

PUBLIC COMMENT: none

BOARD DISCUSSION: Andy Dotterweich referenced the May 31, 2022 Special Meeting of the Township Board where the Township Board indicated that they were uncomfortable changing the ordinance without a corresponding change in the Master Plan. He said he went through the Master Plan and identified areas that needed updating with regards to single-family housing in the business district. He presented suggested changes to the Commission and suggested that those be memorialized with a motion and presented to the Township Board so the Board knows the Commission will be making those changes with the next update to the Master Plan. Dotterweich also presented members with a second motion to remove three words from the current version of the ordinance. (See attached)

Burton questioned the word “recreational” in the proposed motion. Dotterweich reminded members that Glen Arbor has a pyramid style zoning ordinance and that the Recreational District is the one just prior to the Business District.

Roman stated that when single-family housing was removed from the Business District the pyramid was damaged and now it will be restored.

Ihme distributed a copy of the business district language from the 2000 ordinance which talked about restrictions for home occupations. Roman suggested that, to keep things simple, the Commission should just remove 3 words and not go back to the 2000 ordinance. (See attached email)

Motion A. Dotterweich, “In order to allow the utilization of and development of non-buildable business lots, the Glen Arbor Planning Commission approves including the following changes in the next update of the Glen Arbor Township Master Plan dated February 22, 2019 to support the development of new single-family dwellings in the business district”.

Dotterweich read the suggested modifications. The Chair asked for support and called the question.

Support Dave Burton. Motion carried unanimously.

Motion A. Dotterweich, “In order to increase the utilization of vacant lots in the Business District and utilize otherwise unbuildable lots, the Glen Arbor Planning Commission recommends the Glen Arbor Township Board modify the Glen Arbor Zoning Ordinance Use Regulations for Business Districts Article VIII, Section VIII. 1. A. to read: “A. Any use permitted in the Recreation District as described under ARTICLE VII of This Ordinance will be permitted in this district.” Support Dave Burton.

A brief discussion ensued.

The Chair called the question. **Motion carried unanimously.**

PUBLIC COMMENT: none

COMMISSION MEMBER COMMENTS: J. Gietzen said he is getting public feedback about condos or multi-family unit being built on the Duff lot. He said that the concerns seem to be that they believe the owner tends to build high enough so that they can see Lake Michigan. He asked what the height restriction is in the zoning ordinance and was told that it is 40 feet. For single-family residences you can only be 28 feet at the setback line. The Zoning Administrator has also had some calls from concerned residents that have heard other rumors.

A. Dotterweich asked the Zoning Administrator about the status of the Cherry Republic project and ZA Cypher provide information on the project.

A. Dotterweich also asked about the status of site plans with regards to modified parking by a business. ZA Cypher stated he sent a certified letter and a violation notice. A site plan was just submitted showing that they have enough parking in the rear of their property. He will do an audit over the weekend and report to the PC next week.

ADJOURN: The meeting of the Glen Arbor Planning Commission was adjourned at 7:20 p.m.

Respectfully Submitted,

Andy Dotterweich
Planning Commission Secretary

APPROVED

Motion 1: In order to allow the utilization of and development of non-buildable business lots, the Glen Arbor Planning Commission approves including the following changes in the next update of Glen Arbor Township Master Plan dated February 22, 2019 to support the development of new single-family dwellings in the business district.

Modification to Master Plan discussion on page 5-11

There is a mix of homes and businesses in the central part of the Village, with a slow conversion of most homes to businesses. This is in part a response to market demand, and in part because the Township Zoning Ordinance has most of the property in the Village core in a business classification. In order to preserve adequate land that is well suited for business use, it is important that the Township keep the existing lands zoned business, whether they are presently used that way or not. The Zoning Ordinance permits dwelling units in the Business District. This has the benefit of providing more housing opportunities for both year-round and seasonal residents **and utilizing undevelopable Business District lots.**

Modification to Master Plan discussion on pages 5-22 – 5-23

Village Business

Characteristics

The Village business area is, of course, characterized by the present businesses. Most of the original platted part of the Village is presently zoned Business, and those parts of the original Village south of Western Avenue not yet used for business use are planned for future business use.

Objectives

It is the intent of this Plan to concentrate retail stores and services in the Village business area in order to strengthen it as a commercial center and not to allow it to expand outside the edge of existing business use as presently zoned in the Village, except for a few peripheral lots on M-109 at the west edge of the Village

and a few lots used for residential and commercial uses on the west side of M-22, north of State Street.

Uses Intended

The Village business area is typified by a broad variety of uses that serve the retail needs of the summer and winter visitor and of the year-around resident. Examples of uses include:

- Grocery, pharmacy, post office, hardware, clothing, gifts, novelties, and other retail sales;
- Financial, real estate, and other service establishments;
- Motels and Bed & Breakfasts;
- Restaurants and taverns;
- Medical, dental, optical, and related health and fitness services;
- Electrical, plumbing, and building trades; and
- Office buildings.

Residential dwellings are also permitted in the Village business area, **including** freestanding apartment buildings, townhouses, apartments over businesses, or other forms of shared-wall dwellings. However, all parking for residents must be on site, and all Health Department requirements for well and septic must also be met.

Modification to Master Plan discussion on page 6-3

Residential uses are currently allowed in the Business District and would continue to be allowed. This should be structured to allow lots smaller than 15,000 sq. ft. in return for more common open space. There are large parcels on the east side of the Village (north and east of Egeler Road) that are well suited for multiple-family uses. Incentives (such as a small density bonus) should be offered to cluster multiple-family uses and preserve an open space buffer from single-family residential uses.

These related issues should be carefully examined together prior to consolidating districts or rezoning. In the end, all this land should retain a residential classification, but it may be pertinent to change some of those classifications to better match lot sizes in the area and to provide a wider range of housing options in the Township. It may be that six districts cannot be collapsed into three, but a strong effort should be made to try, as a simpler system will be easier for all to remember and properly apply. Residential uses should continue to be permitted in the Business District.

Modification to Master Plan discussion on page 6-5

The basic purpose of the Business District is to provide opportunities for regulated businesses and commercial activities serving both local and tourist markets. Minimum lot sizes range from one-quarter acre to one acre in size. Most of the land currently zoned for business is centered within the Village. The other existing sites are marinas. These sites outside the Village should be rezoned into a Resort classification, as too great a range of uses is possible in the Business District. Some properties in the Village that are zoned for business are being used for residential purposes and as the business district grows, apartments and multiple-family residences could be located on second or third floors. Residential uses should continue to be allowed in the Business District.

Motion 2: In order to increase the utilization of vacant lots in the Business District and utilize otherwise unbuildable lots, the Glen Arbor Planning Commission recommends the Glen Arbor Township Board modify the Glen Arbor Zoning Ordinance Use Regulations for Business Districts Article VIII, Section VIII. 1. A. to read:

“A. Any uses permitted in the Recreational District as described under ARTICLE VII of This Ordinance will be permitted in this District.”

Bob Ihme

From: Bob Ihme
Sent: Friday, July 15, 2022 1 :10 PM
To: Bob Ihme
Subject: Zoning

2000 Business District

Any uses permitted in the Recreational District as described under Article VII of This Ordinance, provided that there shall be no restrictions on home occupation applicable to all types of business permitted in this District.

2018 Business District

Any uses permitted in the Recreational District as described under ARTICLE VII of This Ordinance, except single family dwellings, will be permitted in this District.

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