

GLEN ARBOR TOWNSHIP

Planning Commission
Glen Arbor, Michigan 49636
June 3, 2021

Due to the Coronavirus (COVID 19) pandemic and pursuant to the Leelanau County declared State of Emergency board members and the public may participate via teleconference or videoconference.

Below you will find the information necessary to attend the meeting you may access the meeting in one of two ways:

1. Video participation

Go to Zoom.com and download the program. Then click on the following URL: <https://us02web.zoom.us/j/81451279075> Meeting ID: 814 5127 9075

**2. Teleconference participation. Join Zoom Meeting
One tap mobile +16468769923.1451279075#UAS (New York)
+1301715859279075#US (Washington DC)**

Immediately following 7PM Public Hearing

CALL TO ORDER:

The regular meeting of the Glen Arbor Planning Commission was called to order at 8:30 PM by Chairman Lance Roman.

ROLL CALL:

Present in person were Bill Thompson, Bob Ihme, John Pepler, and Lance Roman
Michael Plessner by Zoom.

Tim Cypher, Zoning Administrator, was also present by Zoom.

AGENDA:

Approved as presented.

MEMBER CONFLICTS OF INTEREST

Plessner recused himself as a former member of the Board of Directors of the Art Association.

MINUTES:

The minutes of the May Planning Meeting were approved by a motion from Thompson and supported by Ihme. The motion carried.

CORRESPONDENCE:

There was no correspondence

TOWNSHIP BOARD REPORT:

Pepler reported that there was a well-attended Ceremony at the Glen Arbor Cemetery on Memorial Day.

ZONING ADMINISTRATORS REPORT:

- Cypher reported he issued four land use permits last month as well as 100 phone calls in relation to the letters that went out regarding the rezoning in the Business District.
- An investigation is ongoing regarding a shed that was built on a drain field.

ZONING BOARD OF APPEALS REPORT:

Cypher reported the ZBA approved one variance and has decided to record their future meetings and maintain that recording until the minutes have been approved. The ZBA decided that decisions which may require legal counsel review will be held until the township attorney has rendered an opinion..

PUBLIC COMMENTS:**BUSINESS:**

1. Glen Lake Chamber of Commerce (GLCC) & the Glen Arbor Arts Center (GAAC)

Patricia Widmayer speaking as the Events Coordinator of the Glen Lake Chamber of Commerce and representative for the Glen Arbor Arts Center Collaborative Public Arts Project presented a request to amend the Sign Ordinance to recognize Public Art as an allowable activity in the Business District.

The Chamber and Arts Center proposes is to allow up to seven 5'x5' juried art panels on the facades of the most visible buildings in the Business District from April to April of the following year, and, potentially, cycle annually.

Roman: "Could anyone put up artwork of any content?"

Cypher: "You can put up anything you please. Size can be regulated, while content cannot."

2. Review Ordinance update proposals – Not discussed due to late time.
 - a. Relaxing off street parking requirements in Business District
 - b. Fences as structures review
3. Ordinance review sub-committee update

Roman will join subcommittee with Plessner and Cypher and set up a meetings over the summer and will report progress at the September regular Planning meeting.

PUBLIC COMMENTS:**COMMISSION MEMBER COMMENTS:**

Pepler announced there will be a 4th of July parade this year!!
The concept Conditional Zoning was discussed and whether it require an amendment to the ordinance to allow. ZA to consult with township attorney.
Ihme “What are parameters around conditional zoning? Is it a potential option?
Cypher: “It would be driven by the applicant. They could deed restrict themselves. The applicant brings forth those conditions.” Cypher to research answers as to conditional zoning and it’s setting precedence.
Pepler: “You have to have conditional zoning within the zoning ordinance.”

ADJOURN:

The meeting of the Glen Arbor Planning Commission was adjourned at 9:30 by Chairman Lance Roman.

Respectfully Submitted
Dotti Thompson
Recording Secretary
Planning Commission

APPROVED