

**GLEN ARBOR TOWNSHIP**  
Planning Commission  
Glen Arbor, Michigan 49636

September 2, 2021  
Meeting Minutes

**CALL TO ORDER:**

The meeting of the Glen Arbor Township Planning Commission was called to order at 7:30 by Chairman Lance Roman.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

Lance Roman, Bill Thompson, John Pepler, and Mike Plessner. Bob Ihme was absent.

**APPROVE AGENDA:**

The agenda was approved as presented.

**MEMBERS CONFLICTS OF INTEREST:**

There were no conflicts by any of the present Commission Members

**REVIEW MEMBER CONFLICTS OF INTEREST POLICY:**

An updated Conflicts of Interest document has been provided by the Township Board. The document was reviewed and then signed by all the Commission members.

**CHAIRPERSON COMMENTS:**

The original Planning Commission ordinance cannot be located at the Township Office. The Township Board has recommended that a new enabling act be instituted and that will be on the agenda for the September Township Board meeting. Until then our legal counsel has allowed for us to have this meeting but no decisions or votes can be made.

**MINUTES:**

The minutes of the June Planning Meeting and Public Hearing were discussed and corrections made but the approval will be done at the October Planning Meeting.

**CORRESPONDENCE:**

A letter by email from Linda Pepler regarding the Watershed.

## **TOWNSHIP BOARD REPORT:**

Peppler reported on a very busy summer with multiple items being brought before the Township Board.

## **ZONING ADMINISTRATORS REPORT:**

An informational review was presented regarding the addition to Jeff Gietzen's Northwoods Hardware. No Public Hearing will be required for the project. Cypher reported on a busy summer. His monthly reports are available at the Township Office.

## **ZONING BOARD OF APPEALS REPORT:**

Peppler reported the ZBA has nothing pending.

## **PUBLIC COMMENTS:**

A question regarding food trucks in Glen Arbor... Cypher responded there is a public vending ordinance which prohibits food trucks. The exception is a person can operate a permanent food truck on their own property.

## **BUSINESS:**

### **1. Review and comment PC Enabling Ordinance for Township Board**

Roman cited the original 1943 Planning and Zoning Commission was formed by permission and rules by the State of Michigan. The State of Michigan changed the name in 2011 to just Planning Commission. Roman reviewed and commented on the Enabling Ordinance.

### **2. Review and adopt updated PC bylaws**

Roman reviewed the updated Planning Commission bylaws. The Planning Commission will discuss and send recommendations to the Township Board to review items discussed by the Planning Commission.

### **3. Review Township Board comments for Single Family Dwellings**

- held for future meeting

### **4. Review Watershed District**

- held for future meeting

### **5. Review ordinance update proposals**

#### **a. Relaxing off street parking requirements in Business District**

#### **b. Fences as structures**

- held for future meeting

### **6. Ordinance review sub-committee update**

- held for future meeting

## **PUBLIC COMMENTS:**

Denny Becker representing the Overlay District and offered Glen Lake Associations expertise and support when Planning adds it to their agenda.

Rob Karner representing the Watershed District reported he has met with other townships and provided a report with updates from their original plan.

Dave Burton asked if changes to the Watershed proposal will be made available to the Public. Karner stated they can be put on the Township website.

Kathleen King Obrien questioned the legitimacy of the Planning Commission.

Larry Widmayer representing Glen Lake Chamber of Commerce suggested the Planning Commission consider special use as an alternative to changing the single-family residence ordinance.

**COMMISSION MEMBER COMMENTS:**

none

**ADJOURN:**

Chairman Lance Roman adjourned the meeting at 9:15 PM

Respectfully Submitted  
Dotti Thompson  
Recording Secretary  
Planning Commission

APPROVED