

Unapproved

GLEN ARBOR TOWNSHIP
Planning Commission
Glen Arbor, Michigan 49636

January 5, 2023

CALL TO ORDER:

Chairman Lance Roman called the meeting of the Planning Commission to order at 7:30 P.M.

PLEDGE OF ALLEGIANCE

Performed

ROLL CALL:

Bill Thompson, Bob Ihme, Bob Hawley, David Burton, Andy Dotterweich, Jeff Gietzen and Lance Roman
Tim Cypher was also present.

AGENDA:

Approved as presented

MEMBER CONFLICTS OF INTEREST

No member conflicts

APPROVE MINUTES OF PREVIOUS MEETING

A motion to approve the minutes of the December Planning meeting was made by Gietzen and supported by Thompson. Motion carried.

CORRESPONDENCE:

There was no correspondence.

TOWNSHIP BOARD REPORT:

- Hawley: Nothing to report that would pertain to Planning but should discuss the Planning budget for the February meeting.
- Hawley would like a formal discussion on Short Term Rentals in the near future.

ZONING ADMINISTRATORS REPORT:

Cypher: December reports will be emailed to Commission members. Legal counsel sent a note to Cherry Republic stating that if some initiative is not taken in the next 7 days the it will be concluded that the applicant has not elected to proceed with the

application and if that is the case we will have to consider possible enforcement on the two storage containers. We were asking to memorialize the two parking lots and that is when they hired a lawyer and there has not been much progress since.

Cypher received a complaint about an antique RV having been placed next to the owner's property. The RV is unlicensed.

The Commission discussed Single Family Dwellings and Site Plan reviews in the Business District.

ZONING BOARD OF APPEALS REPORT:

Dotterweich reported that there will be a challenge to the ZBA denial for a land use permit on a property, on the Miller Hill, that was a result of an illegal split a number of years ago. The Commission discussed.

PUBLIC COMMENTS:

BUSINESS:

1. Election of new Officers for 2023

Thompson moved to retain the same board.

Hawley initiated a discussion.

A revised Motion was made by Thompson to appoint Roman to remain as Chairman, Dotterweich as Vice Chair and Ihme as Secretary. Burton supported Motion carried.

2. Review Ordinance reorganization - LR

Roman: We are streamlining the Ordinance keeping it content neutral and easier to understand.

Hawley discussed the Sign Ordinance as his assignment to reorganize. Hawley stated the Ordinance contains a chart which is easy to understand and illustrations which are not needed. The Preamble is good but a lot of redundancy in the content Hawley will take on rewriting the Sign Ordinance by taking out redundant verbiage.

Dotterweich: Will tabelize the land use districts.

Ihme worked on the "legal requirements for lots section" size and setback restrictions. There is nothing to take out in the legal requirements for lots Ordinance but the Set Back Restrictions for Highways and Set Back Restrictions can be merged together and eliminate Section 6 and call it Section 5.

Thompson reviewed the Lighting Ordinance and found it to be very redundant.

Burton: Will organize the General Provision Table.

Gietzen: Reviewing Articles XI, XII, XIII, and XIV. There are four sections in twelve; three of the prohibitive uses can go into a table, otherwise narrative is appropriate.

Article 13 is clustered housing and will be reviewed for readability.

Gietzen: In Section 14, there are a lot of tables that could be whittled down and simplified. The Zoning Administrator section has two tables of charts. Gietzen will work with Cypher to do some consolidations.

Roman: Make your corrections and send to me and at the next meeting we can have something to hand out. Then in May we can go into a refinement procedure.

Roman: Would like the PC members to send their corrections (preferably email) sent to him in a Word file, or just marked up copy if that is more practical,

Roman will provide Gietzen with Word.

PUBLIC COMMENTS:

COMMISSION MEMBER COMMENTS:

Hawley: The Commission should have a Planning meeting in August and it should also meet in March.

Dotterweich stated that the Commission is waiting for the Watershed committee to provide the additional information they spoke of at the December Planning meeting.

Ihme felt the Commission should rethink the March meeting and add back March and August to the Calendar.

Dotterweich moved the Commission add back March and August to the 2023 Planning meeting schedule. Burton supported. Motion carried.

Dotterweich would like to begin preparing for the Masterplan and training for Planning newbies. He also recommended to have the Health and Soil Erosion Departments invited to a GAPC meeting to present and answer questions on how they operate and the scope of their powers.

ADJOURN:

The meeting of the Planning Commission was adjourned by Chairman Lance Roman at 9:20 PM

Respectfully Submitted
Dotti Thompson
Recording Secretary
Planning Commission