

GLEN ARBOR TOWNSHIP
Planning Commission
Glen Arbor, Michigan 49636

November 3, 2022

CALL TO ORDER:

Chairman Lance Roman called the meeting of the Glen Arbor Planning Commission to order at 7:30PM

ROLL CALL:

Present were: Bill Thompson, Bob Hawley, Andy Dotterweich, Lance Roman, Dave Burton, and Jeff Gietzen. Bob Ihme was absent.

AGENDA:

As presented

MEMBER CONFLICTS OF INTEREST

There were no conflicts of interest by any of the members

MINUTES:

The minutes of the October Planning Meeting were approved by a motion from Thompson and supported by Burton. Motion carried.

CORRESPONDENCE:

No correspondence

TOWNSHIP BOARD REPORT:

Hawley had nothing to report.

ZONING ADMINISTRATORS REPORT:

Tim Cypher was not present but had spoken with Roman to report that he had no activity to present to the Planning Commission.

ZONING BOARD OF APPEALS REPORT:

Dotterweich commented that there is no activity upcoming.

PUBLIC COMMENTS:

A resident of Manitou Boulevard had concerns about a home being built on Manitou Blvd and the change in zoning and current setbacks. The Resident has concerns that

there are no permits posted or an address posted on the site of the new construction. Cypher had been contacted and the appropriate signage is now on the property. Setbacks were discussed and it was noted that just the three lots down from Coldwell Banker were zoned Commercial.

Roman: The current Zoning Ordinance was reverted back to the way the Ordinance read before the 2007 change as there are several small lots that are unsuitable for a business, with only a single family residence as a practical use.

Some additional comments were made regarding parking along Manitou Boulevard.

Roman: You can park within the roadway easement 33 feet from the centerline of the road, most common road easement width is 66 feet.

BUSINESS:

1. Watershed Proposal - Rob Karner

An informative and impressive presentation on the Watershed Proposal was made.

Questions were presented from the Planning Commission members and a discussion ensued

2. Review Ordinance reorganization

No action taken

PUBLIC COMMENTS

"The area is so beautiful and needs to be protected. Our ordinances need to provide prevention and education."

A Cleveland Township ZBA member provided insight and comparisons regarding the Watershed with some issues Cleveland Township has had.

COMMISSION MEMBER COMMENTS:

The Commission discussed and commented on the Watershed Proposal presentation. Dotterweich referred to an article in the Traverse City Ticker on short term rentals as something the Commission may be interested in reviewing.

Roman: This area has been a resort spot forever, with many coming from Chicago via steamship for vacation and summer use (among others coming over land from various locations)...

Burton: Appreciated the Watershed information and education.

ADJOURN:

Chairman Roman adjourned the Planning meeting at 9:45PM

Respectfully Submitted

Dotti Thompson

Recording Secretary