

**APPROVED**

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

February 2, 2023

**CALL TO ORDER:**

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

**ROLL CALL:**

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

**AGENDA:**

As presented

**MEMBER CONFLICTS INTEREST:**

There were no conflicts by any of the Commission members

**APPROVE MINUTES:**

**The minutes were approved as amended by a motion from Ihme and supported by Gietzen.**

**CORRESPONDENCE:**

There was no correspondence

**TOWNSHIP BOARD REPORT:**

Hawley reported that the Township Board is working on the annual budget.

**ZONING ADMINISTRATORS REPORT:**

Cypher updated Cherry Republic to note they did provide one parking lot easement but they are still short the other one related to the Church. Sutherland wanted Commission to consider approval on just that for now based on the fact that it has taken 8 months to get this far. A land use still cannot be issued until the conditions have been met. Due to the death of Mrs. Sutherland, B.Sutherland was unable to attend the meeting.

Cypher was contacted by Mr.McConnel's legal counsel regarding the individual lot and by Mr. McConnel directly. Cypher declined to comment to Mr. McConnel and offered that he may submit an application to be considered.

Cypher commented on the property purchase by Aragon regarding a platted lot. They requested from the Road Commission, an avenue from a platted lot to get to a leaps and bounds using the platted lot instead of its intended purpose. The dedication is very strict as it is only for single family dwelling use. MDOT originally approved as part of the land division. Aragon has hired an Engineer who is giving them guidance. The plan is to be in front of the Planning Commission in March for a site plan review.

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

Dotterweich reported that there is nothing on the ZBA docket at this time.

#### **PUBLIC COMMENTS:**

A representative from Housing North provided information for the Planning Commission to peruse and offered assistance should there be a need.

#### **BUSINESS:**

##### **1. Emergency Services Presentation - Brian Ferguson**

The Glen Lake Fire Department Fire Chief asked that the Zoning Administrator and Planning Commission keep the Fire Department abreast of new construction site plans. The Chief also commented on the key holders for the doors on short term rentals. The *Knox Boxes* are available at the Fire Department.

The Chief will give Thompson info to put in his Enterprise article.

The Commission commenced to discuss with Ferguson and Cypher will provide the Fire Department with the information they need for new builds.

##### **2. Consider Agricultural District ZO changes - Tim Cypher**

A clarification of the language is needed. A 3 acre minimum and 200 feet of frontage is required for all uses in the Agricultural Zoning District. This would be a straight forward amendment.

**Burton moved to hold a Public Hearing at 7PM before the regular March 2 Commission meeting to amend this ordinance. Hawley supported. Motion carried.**

##### **3. GPC Budget Review**

Budget for Planning Commission 2023 was reviewed. The budget is set by the Township Board. The Commission suggests \$5,000 for legal fees, \$2000 for Consultant fees and \$1500 in Training fees.

Hawley will take the suggestions back to the Township Board February meeting.

##### **4. Review Ordinance Reorganization**

Roman worked on organizing the neutral content input from the Commission members into a proposed Version 2 Zoning Ordinance.

The Commission discussed.

#### **PUBLIC COMMENTS**

#### **COMMISSION MEMBER COMMENTS**

The Glen Arbor Township Planning meeting was adjourned by Chairman Roman at 9:20PM