

APPROVED

GLEN ARBOR TOWNSHIP
Planning Commission
Glen Arbor, Michigan 49636

March 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 Hawley, and Andy Dotterweich
Tim Cypher, Zoning Administrator was also present

AGENDA:

As presented with the addition of Bob Sutherland, CEO of Cherry Republic regarding their parking ordinance.

MEMBER CONFLICTS OF INTEREST:

There were no conflicts by any of the Planning Commission members.

APPROVE MINUTES:

The minutes of the February 2, 2023 planning meeting were approved by a motion from Dotterweich and supported by Hawley. The motion carried.

CORRESPONDENCE

By email: Copies of correspondence between Bob Sutherland, his attorney and Tim Cypher.

TOWNSHIP BOARD REPORT:

Hawley reported that the Township Board accepted the Planning Commission's budget request.

ZONING ADMINISTRATORS REPORT:

Bob Sutherland and other representatives of Cherry Republic brought concerns about their parking requirements. Discussion ensued between Cherry Republic, Cypher and the Planning Commission. Cypher noted that the addition of the two shipping containers triggered the updated parking regulations. The pending Site Plan application is ready for approval except for the off street parking requirements. At issue are parking easement agreements on parcels that not directly related to the business operation. The Planning Commission is requesting that the agreement

notifies the Township if the easement agreement is changed or terminated, which would trigger the zoning administrator to review the site plan and require corrective measures, i.e. replacement parking or diminished site operations.

A motion by Hawley to conditionally approve the Cherry Republic Site plan pending off-street parking easement agreement(s) contains language notifying Glen Arbor Township of any change, modification, or termination of the agreement. The Zoning Administrator will be responsible to grant the approval when conditions are satisfied. Thompson supported. Hawley aye Dotterweich aye Thompson aye Roman aye. Motion carried.

ZONING BOARD OF APPEALS REPORT:

No appeals on the docket as reported by Dotterweich.

PUBLIC COMMENTS:

BUSINESS:

1. Agricultural District ZO Public Hearing Review, if needed

There was no discussion on the Public Hearing.

2. Review Ordinance Reorganization

a. Sign Ordinance - BH

Hawley: Suggest redundant and removal of some. Pictures.

Roman: Removing some redundant verbiage could change neutral content.

Will leave in ordinance with notes to later remove.

b. Lighting Ordinance - BT

Discussion on redundancy.

Private Road Ordinance has redundant phrases.

Dotterweich made some suggested changes to the ZBA keeping content neutral.

Essential services being worked on by Burton.

Roman: More work to be done on non conforming uses and prohibitive uses. in Sections 4 & 5.

Gietzen working the Administration segment.

Roman will have the revised Ordinances printed and put together for the May Commission meeting.

PUBLIC COMMENTS:

Several members of the community commented on the purchases of several large pieces of property in the town and had concerns as to what uses can be developed when owning large in town lots. The concerns included protecting the character of the town and building large edifices. Cypher responded that he has no applications pending regarding any of the in town lots.

Hawley commented that the Health Department and drain field requirements help limit the size and placement of what can be approved to build.
Bob Sutherland introduced the new owners of the Crystal River property and they were welcomed by the Commission.

COMMISSION MEMBER COMMENTS:

ADJOURN:

The Glen Arbor Planning Commission was adjourned by Chairman Lance Roman at 9PM

Respectfully Submitted
Dotti Thompson
Recording Secretary
Planning Commission