

**GLEN ARBOR TOWNSHIP**

Planning Commission  
Glen Arbor, Michigan 49636  
August 3, 2023

**CALL TO ORDER:**

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

**ROLL CALL:**

Lance Roman, Bill Thompson, Bob Ihme, Bob Hawley, Jeff Gietzen, Andy Dotterweich, and Dave Burton.

**PLEDGE OF ALLEGIANCE**

Performed

**AGENDA:**

**No additions to the Agenda**

**MEMBERS CONFLICTS OF INTEREST**

There were no conflicts of interest with any of the Commission members.

**MINUTES:**

**The minutes of the June Planning meeting were approved, as drafted, by a motion from Burton and supported by Ihme.**

**CORRESPONDENCE:**

A letter from Empire notifying that they will be making changes to their Master Plan.

**TOWNSHIP BOARD REPORT:**

Hawley reported the Township Board was performing normal business with nothing that impacts the Planning Commission.

**ZONING ADMINISTRATORS REPORT - Site Plan Review - Coffee Roasters**

Tim Cypher, Zoning Administrator, was absent. The Commission discussed the number of seats pertaining to parking spaces and the requirement for signage to direct customers to the parking area. The Site Plan will be reviewed at the September meeting when the ZA is in attendance to answer commissioner questions.

**ZONING BOARD OF APPEALS REPORT:**

short term housing? Gietzn.

Dotterweich: The ZBA meeting was adjourned awaiting advice from the Township Attorney on the Miller Hill property. It is an illegally created lot going back to 1970's.

**PUBLIC COMMENTS:**

**BUSINESS:**

**1. Review Ordinance Reorganization**

Roman: Commission members will review the proposed content neutral ordinance changes in advance of the September meeting. If all changes, modifications, and additions can be completed at this meeting, a public hearing may be scheduled in October. The next project the commission will address are ordinance changes that were noted, easy, and obvious during the content neutral project. The commission will target the December meeting to hold another public hearing. Roman will send pdf copies to all the Commission members of the latest proposed content neutral ordinance.

**PUBLIC COMMENTS:**

None

**COMMISSION MEMBER COMMENTS:**

- Commission members discussed the ambiguities in the various definitions and ordinances.
- Dumpsters
- Site plan review for off site parking for Leelanau Coffee Roasters
- A Discussion of the Heritage trail: The Park and Homestead have discussed the route and the easement is in place. Progress is being made.
- Parking on Lake Street

**ADJOURN:**

The meeting of the Glen Arbor Planning Commission was adjourned at 8:15 by Chairman Lance Roman.

Respectfully Submitted  
Dotti Thompson  
Recording Secretary  
Planning Commission