

Approved

## GLEN ARBOR TOWNSHIP

Planning Commission  
Glen Arbor, Michigan 49636  
June 1, 2023

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

### **ROLL CALL:**

Lance Roman, Bill Thompson, Jeff Gietzen, Andy Dotterweich, Dave Burton, Bob Ihme. and Bob Hawley  
Tim Cypher, Zoning Administrator was present by phone.

### **PLEDGE OF ALLEGIANCE**

Performed

### **AGENDA:**

As presented

### **MEMBER CONFLICTS OF INTEREST:**

There were no conflicts with any of the Commission members.

### **APPROVE MINUTES OF PREVIOUS MEETING:**

**The minutes of the May 2023 meeting were approved by a motion from Hawley and supported by Thompson with a correction.**

### **CORRESPONDENCE:**

Correspondence by emails were forwarded to all the Commission members.

### **TOWNSHIP BOARD REPORT:**

Hawley reported that the Township Board approved the amendments that the Planning Commission made to the zoning Ordinance and it had become effective on this day, the 1st of June 2023.

### **ZONING ADMINISTRATORS REPORT**

Cypher: Cherry republic provided a parking easement for both parking lots Cherry Republic has been issued a permit for land use. Cypher received a violation notice from County regarding their containers and a pergola and deck that was built without permits.

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

Dotterweich reported that the May 31 meeting regarding the Miller Hill property was postponed to June 22, 2023 at 3PM.

### **PUBLIC COMMENTS:**

No comments

### **BUSINESS:**

### **1. Site Plan review- Glen Arbor Bed& Breakfast - TC**

Michael and Judy Aragon were present.

Cypher: The Fire Chief and the Road commission have responded favorably.

Michael presented his plan to renovate the property. "The structure of the two cottages are antiquated. The mechanical and electrical systems are being replaced. A one bedroom and a two bedroom townhouse is planned. The townhouse will be on the same foot print as the cottages. The safety and beauty will be very appropriate for Glen Arbor."

Application complete, as per Cypher. The Findings of Fact was sent (via email in advance of the meeting) to and reviewed by the Commission members then verbalized at this meeting by Cypher.

**Bob Ihme move to approve the Site Plan proposed by Crystal River Investments, IV, pursuant to the Site Plan Review and Approval Standards of Section XIV.8 as completed in the Findings of Fact document. The motion was supported by Hawley and passed unanimously. (Followed by a round of applause.)**

### **2. Site Plan Consideration - Putt-Putt Golf Course - TC**

Michael Sheldon presented his plan for the Putt Putt Golf Course property which he plans to open in May 2024. The Putt Putt Application is complete pending approval of the various agencies. The application meets the zoning requirements.

Roman stated that as soon as Mr. Sheldon has his permits completed a special meeting of the Planning Commission can be scheduled.

### **3. Review Site Plan Organization.**

Roman:" It is time to review, finalize and fine tune the ordinance reorganization. We should consider if the Zoning makes sense, Commission members can make changes in the word document (with track changes on) or scribble comments or changes on the on the document and return to Roman. An updated work-in-progress version will be published on the web for public access to follow the commission's work.". A Public hearing will be necessary with the commission work is completed.

#### **PUBLIC COMMENTS:**

No comments

#### **COMMISSION MEMBER COMMENTS:**

No further comments

#### **ADJOURN**

The meeting of the Glen Arbor Planning Commission was adjourned at 9:05 by Chairman Lance Roman.

Respectfully Submitted

Dotti Thompson, Recording Secretary