

APPROVED

GLEN ARBOR TOWNSHIP
Planning Commission
Glen Arbor, Michigan 49636
September 7, 2023

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

ROLL CALL:

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

Tim Cypher, Zoning Administrator was also present.

PLEDGE OF ALLEGIANCE

Performed

AGENDA:

No additions or corrections

MEMBER CONFLICTS OF INTEREST:

No conflicts with any of the Commission members

MINUTES:

The minutes of the August meeting were approved by a motion from Dotterweich and supported by Ihme. Motion carried.

CORRESPONDENCE:

There was no correspondence.

TOWNSHIP BOARD REPORT:

Hawley was absent. No report was given.

ZONING ADMINISTRATORS REPORT - Site Plan Review - Coffee Roasters

Cypher reported that the site plan review is not complete and he did not put Findings together. Dotterweich, "Coffee Roasters have about 70 seats with some being added due to the new round tables." Cypher responded, "The seat count cannot be substantiated as far as being different from the last count."

Dotterweich reads that adding seats cancels the Grandfather status and suggests that CR open back up the open area for parking.

Dotterweich, "Coffee Roasters parking lot is not marked and nothing even indicates that it is public parking." "The Ordinance states that parking should be marked."

Cypher stated he will talk with the business owners and can give them 30 days to be in compliance.

A discussion regarding parking in the business district in the summer months ensued by Commission members and the Zoning Administrator.

Cypher stated his August report is not completed but on the way. He added that he was busy with phone calls from constituents, appraisers and realtors.

Sheldon Social Club update:

Mike Sheldon reporting: Proposed: 18 hole manicured mini golf course, live music or recorded music. There will be a shipping container serving drinks, Sheldon, in his words, plans a high quality unique place for Glen Arbor.

Permit update: Soil & erosion permit obtained and water and septic. Waiting on storm water permit. 63 spaces in the parking lot has to have a storm water basin.

Gosling finishing up final touches on that. They are approved by the Fire Department. They have met with Craig Brown with the Road Commission and there are no red flags. They have finalized plans with Health Department and have submitted for the drain field approval. Plans have been submitted for the little bridge on the creek and what will be done on the flood plain. Everything is on track.

Plan on opening in May 2024. All permits and architecture will be done this fall and the foundations in before the ground freezes. Construction will be taking place during the winter. The landscaping and astro turf for the golf course will be placed in the spring right before opening.

Cypher: Recommends he get Findings for the October meeting so a conditional approval can be voted on.

ZONING BOARD OF APPEALS REPORT:

Cypher stated a meeting has just been set for Friday, October 13 at 3PM for the Miller Hill property.

PUBLIC COMMENTS:

None

BUSINESS:

1. Review Ordinance Reorganization

Roman provided copies of a content neutral Ordinance with comments for correction and additional discussion in preparation for a public hearing.

Dotterweich stated he did not believe it was ready for an October public hearing. He brought up some examples of items he would like to explore further. Roman and Dotterweich will meet offline to review and ready proposed ordinance for October meeting. Commission members discussed and further fine tuning and discussion will continue at the October Planning meeting.

Approved

PUBLIC COMMENTS:

COMMISSION MEMBER COMMENTS:

ADJOURN:

The Glen Arbor Planning Commission was adjourned by Chairman Lance Roman at 8:30 PM.

Respectfully Submitted
Dotti Thompson
Recording Secretary
Planning Commission