

Approved

GLEN ARBOR TOWNSHIP
Planning Commission
Glen Arbor, Michigan 49636

October 5, 2023

CALL TO ORDER:

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

ROLL CALL:

In attendance: Lance Roman, Bill Thompson, Bob Ihme, Bob Hawley, Dave Burton and Jeff Gietzen. Andy Dotterweich was absent.
Tim Cypher, Zoning Administrator was also present.

AGENDA:

Accepted as presented.

MEMBER CONFLICTS OF INTEREST

There were no member conflicts.

APPROVE MINUTES OF THE PREVIOUS MEETING:

The minutes of the September meeting were approved, without changes, by a motion from Ihme and supported by Thompson. The motion carried

CORRESPONDENCE:

There was no correspondence.

TOWNSHIP BOARD REPORT:

Hawley reported that the annual audit has taken place. The Board discussed updating lighting up the stairs and drainage issues with the building and installing french drains on the side of the building.

ZONING ADMINISTRATORS REPORT - Site Plan Review Sheldon's Social Club

Sheldon:

- The buildings are down and the area will be rough graded. We are waiting on permits.
- There are no red flags with any agency approvals.
- The reserve drain field area will not be used.
- We may move the kitchen area to the other side of the property. We have revised drain field specs.
- The liquor license is approved and will be finalized next spring when signage and fencing is complete.

- Foundations in October/November.
- We are planning on a May 2024 opening.

Cypher: Presented Findings of Facts

The Planning Commission discussed the hours of operation with Sheldon.

Thompson moved to approve the conditional Site Plan proposed by Sheldon's Putt Putt expansion, pursuant to the Site Plan Review and Approval Standards of Section XIV.8 as completed in the Findings of Fact document. Motion passed unanimously.

ZONING BOARD OF APPEALS REPORT

Dotterweich was absent so Cypher reported that the Friday 13th meeting was requested to be cancelled by the applicant. They will reschedule a meeting in June. The Attorney is sending comments to ZBA members. The applicant will be back charged for “300 foot notification mailings” announcing the new ZBA meeting date.

PUBLIC COMMENTS:

BUSINESS:

1. Review ordinance reorganization

Dotterweich provided some revisions in certain sections. Roman discussed various updates made to the proposed re-organized ordinance and that it will be available on the township web site for public viewing prior to a public hearing.

Ilme moved to hold a Public Hearing at 7:00PM before the November Planning Meeting. Hawley supported and the motion carried.

PUBLIC COMMENTS:

A community member, in attendance, commented on the proposed hours of Sheldon's Social Club as well as garbage cans that have been left out down Bay Lane. He also mentioned the parking situation by the Mill and the visible garbage container.

Cypher commented that the minimum parking restrictions at the Mill were satisfied.

Cypher added that the Mill has a year to meet the container requirements.

COMMISSION MEMBER COMMENTS:

Gietzen took this opportunity to inform the Commission of his resignation to the Planning Commission. The Commission thanks Jeff for his time of service to the Community.

ADJOURN:

Planning Chairman Roman adjourned the meeting at 8:40 PM

Respectfully Submitted

Dotti Thompson

Recording Secretary

Planning Commission

APPROVED