

Approved

GLEN ARBOR TOWNSHIP
Planning Commission
Glen Arbor, Michigan 49636

February 1, 2024

CALL TO ORDER:

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

ROLL CALL:

Bob Hawley, Bill Thompson, Bob Ihme, Andy Doterweich, David Burton, Bob Berlacher and Lance Roman were in attendance.
Zoning Administrator Tim Cypher was also present.

PLEDGE OF ALLEGIANCE:

Performed.

AGENDA:

As presented

MINUTES:

The minutes of the January Planning Meeting were approved by a motion from Ihme and supported by Hawley. The motion carried.

CORRESPONDENCE:

There was no correspondence.

TOWNSHIP BOARD REPORT:

Hawley reported that the Township Board approved a motion to include the school tax as part of the tax bills that go out July 1 rather than December 1.

ZONING ADMINISTRATORS REPORT:

Cypher stated his February report will be sent out to Commission members via email. The Sheldon property is moving forward. Sheldon will build frame structures rather than the use on modified shipping containers that was originally planned. Land property divisions on Sheridan Lane and Trumbull Road are also on the docket.

ZONING BOARD OF APPEALS REPORT:

Dotterwich reported that the ZBA sided with the Zoning Administrator on the Miller Hill property that was illegally split, years ago, and denied a variance.

PUBLIC COMMENTS:

No public present.

BUSINESS:

1. Proceed with content neutral ordinances changes that were flagged in comments.

- A. Cypher discussed short term rentals and guest houses. Cypher stated that affordable housing is nonexistent and not likely to happen in Glen Arbor Township.
- B. Dotterweich would like to add fences, Accessory Dwelling Units (ADU), solar rays and panels to items to discuss for the Master Plan. Dotterweich stated that accessory buildings should not be bigger than the primary building so he would like to discuss limiting sizes to no larger than the main building.
- C. Hawley discussed adding afurnished room over garage (Frogs) to the list of future considerations
- D. Roman indicated the County has not sent back our Ordinance yet. The keyholing Ordinance should be a subject for future discussion.
- E. Cypher indicated that the GAPC should consider adding a discussion on how to simplify the number of zoning districts and address nuisances.
- F. Burton questioned submitting a budget for the next year. Roman will ask the Clerk for the last three years of the PC budget for review.
- G. Discussed beginning Master Plan Review in March. Will begin a Master Plan checklist and publish appropriate notifications.

The following is a list of future items for GAPC discussion compiled from this meeting.

- 1) "Rules applying to Text" – Cypher provided samples from other townships.
- 2) Combining zoning districts
- 3) Fences
- 4) Keyholing
- 5) Accessory buildings
- 6) Accessory Dwelling Units (ADU) and Frogs
- 7) Solar & wind

PUBLIC COMMENTS:

COMMISSIONMEMBER COMMENTS:

ADJOURN:

Chairman Roman adjourned the Glen Arbor Planning Commission meeting at 9PM.

Respectfully submitted
Dotti Thompson
Recording Secretary
Glen Arbor Township