

Approved

GLEN ARBOR TOWNSHIP

Planning Commission
Glen Arbor, Michigan 49636

January 4, 2023

CALL TO ORDER:

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

PLEDGE OF ALLEGIANCE

Performed

ROLL CALL:

Bill Thompson, Bob Ihme, Bob Hawley, David Burton, Andy Dotterweich, Bob Berlacher and Lance Roman.
Tim Cypher was also present.

AGENDA:

Dotterweich proposed the addition, after the meeting schedule is set, to go through some of the things the Planning Commission should be doing such as review Conflict of Interest and the preparation of the annual report and update the review of the Master Plan.

MEMBER CONFLICTS OF INTEREST

No member conflicts

APPROVE MINUTES OF PREVIOUS MEETING

The minutes of the December Public Hearing were approved by a motion from Thompson and supported by Ihme. Motion carried.

The minutes of the December regular meeting were approved by a motion from Dotterweich and supported by Burton. Motion carried.

CORRESPONDENCE:

There was no correspondence.

TOWNSHIP BOARD REPORT:

Hawley reported the Township Board is waiting for the Planning Commission's 2024 meeting schedule.

ZONING ADMINISTRATORS REPORT:

Cypher reported he has been fielding many phone calls and inquiries. Reports will follow by email to Commission members.

ZONING BOARD OF APPEALS REPORT:

Dotterweich reported the ZBA Meeting is rescheduled to next week and there will be a report at the February meeting.

BUSINESS:

1. Approve GAPC 2024 Meeting Schedule

Dotterweich moved to have meetings held on the first Thursday of the month at 7:30 PM with the exception of July. If a quorum is not available on any given month that monthly meeting will be cancelled. Thompson supported. Motion carried.

The regular July Planning Meeting would fall on July 4th therefore no meeting will be held.

Dotterweich read the section from the bylaws concerning Conflict of Interest and noted that the By Laws require an annual report and budget be given to the Township Board by the Planning Commission. Roman commented that an annual Township meeting was always held in March and the community was invited. At that time all the Commissions, Boards and Fire Department gave their annual reports. Glen Arbor no longer hosts an annual meeting with community participation.

Dotterweich commented that the biggest thing the Planning Commission needs to do this year is review, prepare and amend the Master Plan.

Roman stated that when the Master Plan is completed a vote is taken and it is sent to the County and other Townships and to the Township Board. These entities can make comments on the MP and send it back to the Planning Commission. The Planning Commission only proposes changes in Ordinances and Master Plans.

2. Election of GAPC 2024 Officers

Thompson moved the slate of officers remain the same with Roman as Chairman, Dotterweich as Vice Chair and Ihme as Secretary. Burton supported. Motion carried.

3. Proceed with content Ordinance changes that were flagged in comments.

Roman suggested the Commission work on changes that are not controversial and those that might cause some controversy have them stand alone.

To proceed the Commission will study maps to determine lot sizes.

Cypher provided a document with samples of rules applying to text passages. Cypher commented on a portion of the Master Plan that talked about consolidating Districts.

A look at the off street parking requirements was another area Cypher mentioned.

Cypher will reach out to the County Road Commission regarding off street parking.

PUBLIC COMMENTS:

COMMISSION MEMBER COMMENTS:

Dotterweich questioned Cypher asking if we are affected by the Palmer Woods property and the Conservancy.

Condensing lots and off street parking will be next on the docket.

ADJOURN:

The meeting of the Planning Commission was adjourned by Chairman Lance Roman at 9:15 PM

Respectfully Submitted
Dotti Thompson
Recording Secretary
Planning Commission

APPROVED