

Approved

GLEN ARBOR TOWNSHIP

Planning Commission
Glen Arbor, Michigan 49636
April 4, 2024

CALL TO ORDER:

Chairman Lance Roman called the meeting to order at 7:30PM

ROLL CALL:

Lance Roman, Bill Thompson, Andy Dotterweich, and Bob Hawley were present.
Bob Berlacher Dave Burton and Bob Ihme were absent.
Tim Cypher, Zoning Administrator was also present.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVE AGENDA:

The Agenda was approved as presented.

MEMBERS CONFLICT OF INTEREST

There were no conflicts by any of the Commission members.

APPROVE MINUTES OF PREVIOUS MEETINGS

Hawley moved to approve the minutes of the March Planning meeting. Thompson supported. The motion carried.

CORRESPONDENCE

There was no correspondence.

TOWNSHIP BOARD REPORT:

Hawley reported that the Township Board was approving budgets. The Planning Commission budget changed very little except for the legal expenses. The Board approved \$10,000 for that line item.

ZONING ADMINISTRATORS REPORT:

Cypher distributed his annual report at the Township Board meeting and his monthly report will be sent to Commission members via email.
Cypher had a request from Sheldon to change from a concrete sidewalk to crushed limestone. There is no jurisdiction from the Road Commission so it is the Township's

decision to approve or deny the request. The Commission members felt the liability and consistency with the rest of the sidewalks has to be considered.

Cypher commented that Glen Arbor does not have a sidewalk ordinance.

Commission discussed.

Hawley initiated a motion to deny the Sheldon request to change the sidewalk from concrete to crushed gravel. Dotterweich supported. Motion carried.

ZONING BOARD OF APPEALS REPORT:

Cypher reported that the Township Board is going get a letter from our legal counsel giving the updated status of the Connel property.

Commission discussed.

Dotterweich reported that there has been no activity with the ZBA.

PUBLIC COMMENTS:

There was no audience present

BUSINESS:

1) Master plan review - Punch List

Roman stated that there are not a lot of updates since the township almost 80% National Park and fairly well built out. Roman injected that demographics is a good place to start.

Dotterweich reminded that there are approved minutes from the Board about the changes the Commission made to the plan for single family in the Business District. That change will be adopted going forward.

Dotterweich gave a report on his participation on the Board of Review which prompted Commission discussion

2) "Rules Applying to Text"- discussion

Hawley cleaned up and simplified the Ordinance Text and provided printed copies. The Commission discussed and approved for general consensus to be included in the next Ordinance revision.

3) Ordinance items to review, punch list

- b) Combining zoning districts
- c) Fences
- d) Keyholing
- e) Accessory buildings
- f) Accessory Dwelling Units (ADU) and Frogs
- g) Solar & wind
- h) Shipping containers use.

PUBLIC COMMENTS:

No audience present.

COMMISSION MEMBER COMMENTS:

Dotterweich questioned what the position was from the County regarding recent Ordinance submittal of version 5.0 for their review. Roman replied that the County

had approved it last month. The Township Board needs to adopt. Hawley will take it back to the Board at the May meeting.

ADJOURN:

The Meeting of the Glen Arbor Township Planning Commission was adjourned at 9:15

Respectfully submitted
Dotti Thompson
Recording Secretary
Glen Arbor Township Planning Commission

APPROVED