

Approved

GLEN ARBOR TOWNSHIP

Planning Commission
Glen Arbor, Michigan 49636
August 1, 2024

Chairman Lance Roman called the meeting of the Planning Commission to order at 7:40 PM.

ROLL CALL:

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

Tim Cypher, Zoning Administrator was also present

PLEDGE OF ALLEGIANCE

Performed

AGENDA:

As presented

MEMBER CONFLICTS OF INTEREST:

There were no conflicts by any Commission members

APPROVE MINUTES:

The minutes of the June 2024 meeting were approved by a motion from Thompson and supported by Ihme

CORRESPONDENCE:

There was no correspondence

TOWNSHIP BOARD REPORT:

Hawley was not present. No report was given.

ZONING ADMINISTRATORS REPORT:

Cypher reported that he issued 4 permits. A complaint regarding parking around the Mill was made. Cypher offered that the Township could create a no parking zone. That would have to be a resolution by the Township Board. A complaint was made regarding lighting on Manitou Boulevard. And, lastly, a complaint was made regarding the number of boats on the Hall property on Big Glen. All the boats have been removed as of this date but one.

Cypher is handling all the complaints.

ZONING BOARD OF APPEALS REPORT:

Dotterweich reported that there is nothing on the docket.

PUBLIC COMMENTS:

No comments

BUSINESS:

1. Master Plan review- Start punch list
No action taken

2. Review ZO v5.1 Item #2- Fences
Dotterweich provided print outs of the current Fence Ordinance for Glen Arbor and Empire's Fence Ordinance as well as a chart showing current fencing requirements.

Discussion ensued. Dotterweich will tabelize

3. Ordinance items review - punch list
 - a. **Fences - ZO5.1 Item#2**
 - b. **Keyholing- does this need revisiting?**

Ihme provided maps of waterfront properties and highlighted some of the issues. Commission discussed. Cypher will come up with verbiage for keyholing.

- c. Adjoining lot restrictive setback
No action taken
- d. Accessory buildings
No action taken
- e. Accessory dwelling units (ADU) and FROGS
No action taken
- f. Solar and wind
No action taken
- g. Shipping containers use
No action taken

PUBLIC COMMENTS;

An audience member commented on the Fence height ordinances and the 40 foot setback. He suggested than the PC not *over think* a fence ordinance with too much regulation, rather, allow neighbors work things out between them.

COMMISSION MEMBER COMMENTS:

The Commission members had no further comments after considerable discussions.

ADJOURN:

Chairman Lance Roman adjourned the meeting of the Glen Arbor Planning Commission at 9:20PM

Respectfully Submitted
Dotti Thompson
Recording Secretary
Planning Commission