

Approved

GLEN ARBOR TOWNSHIP
Planning Commission
Glen Arbor, Michigan 49636
September 5, 2024

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

ROLL CALL:

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

PLEDGE OF ALLEGIANCE

Performed

AGENDA:

As presented

MEMBER CONFLICTS OF INTEREST:

No conflicts with any of the Commission members

MINUTES:

The minutes of the August 2024 Planning meeting were approved as drafted by a motion from Dotterweich and supported by Thompson. Motion carried.

CORRESPONDENCE:

There was no correspondence.

TOWNSHIP BOARD REPORT:

Hawley reported that the Township Board will do an analysis on the use of the tennis courts next summer to determine if more pickle ball courts might be needed.

ZONING ADMINISTRATORS REPORT -

- Cypher reported that there is a possibility of the owners of a parcel, located at M22 and Bay Lane, may ask it to be rezoned for a business use. No formal applications have been submitted as of this date.
- Cypher commented on the parking by the Mill on M22, that the Township can pass a resolution to restrict parking.
- Cypher also reported that the key holding issue at the Marina has been resolved.

ZONING BOARD OF APPEALS REPORT:

Dotterweich reported that there is nothing on the docket

PUBLIC COMMENTS:

- A member of the audience had concerns about the possibility of a M22 business at Bay Lane due to parking issues.
- Roman notes that the property is zoned as residential. A request to change the zoning as well as a site plan review would be required and all properties within 300 feet on Bay Lane would be notified if a request to change zoning would be considered.
- In addition, the Community member in attendance commented on the need to get permits for a fence.

BUSINESS:

1. Master Plan review - Start Punch List

- Cypher will contact Tim Cairns, the Assessor, about a housing style analysis.
- Dotterweich would like to know the number of vacant parcels.
- Cypher will tackle one chapter at a time after which the Commission will discuss.

2. Review ZO v5.1 Item #2 Fences

No action was taken.

3. Key holing update - Bob Ihme

Commission discussed no action was taken.

5. Ordinance items to review punch list

- a. Fences - ZO v 5.1 Item #2 - final review
Commission discussed.
- b. Key holing - Bob Ihme
Commission discussed
- c. Adjoining lot restrictive setback - preliminary review
Commission discussed.
- d. Accessory buildings
Will visit at the October meeting.
- e. Accessory Dwelling Units (ADU) and FROGS
No action was taken
- f. Solar & Wind
No action was taken
- g. Shipping containers use
No action was taken.

PUBLIC COMMENTS:

The community member in attendance commented further on his opinion of the very restrictive commercial zoning. He further commented on the Fence Ordinance regarding farms are basically exempt from the Ordinance (noted by Dotterweich).

COMMISSION MEMBER COMMENTS:

No further comments by Commission members.

ADJOURN:

The Glen Arbor Planning Commission was adjourned at 8:45 by Chairman Lance Roman

Respectfully Submitted

Dotti Thompson

Recording Secretary

Planning Commission

APPROVED