

Approved

GLEN ARBOR TOWNSHIP

Planning Commission

Glen Arbor, Michigan 49636

October 5, 2024

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

**ROLL CALL:**

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

**PLEDGE OF ALLEGIANCE**

Performed

**AGENDA:**

As Presented

**MEMBER CONFLICTS OF INTEREST:**

No conflicts with any of the Commission members

**MINUTES:**

Dotterweich moved to approve the minutes of the September Planning Meeting with corrections. Motion was supported by Hawley. Motion carried.

**CORRESPONDENCE:**

There was no correspondence.

**TOWNSHIP BOARD REPORT:**

Hawley had no report

**ZONING ADMINISTRATORS REPORT -**

Cypher was not present. No report was given

**ZONING BOARD OF APPEALS REPORT:**

Dotterweich had no report.

**PUBLIC COMMENTS:**

No comments

**BUSINESS:**

1. Master Plan Review - Start Punch Line
2. ReviewZOv5.1 Item #2 Fences
3. Keyholing Update - Bob Ihme
4. Discuss Accessory Buildings

5. Ordinance items to review punch list

a. **Fences - ZOv5.1 Item #2 - final review**

Dotterweich provided tables and the definition of a Fence.  
Commission discussed.

b. **Keyholing- Bob Ihme.**

Roman provided a Proposed Zoning Ordinance change to Version 5.1  
Commission discussed. This item will be revisited at the November Planning Meeting to review the Zoning Administrator comments.

c. **Accessory Buildings**

Roman provided a proposed Zoning Ordinance change to Version 5.1  
Commission discussed.

d. **Accessory Dwelling Units) and Frogs**

No action was taken

e. **Solar and Wind**

No action was taken

f. **Shipping Container use**

Hawley will provide a report for the November 7 Planning meeting.

**PUBLIC COMMENTS:**

There was a question from the audience regarding the trail from Glen Arbor to the Homestead. Ihme said the Tart Trail is studying it and he does not know where they are now in their study.

An audience member questioned the requirements to develop a business in a residential zone. Roman responded: The Zoning Administrator would need to approve an application to change the Zoning and review applications for permits and site plans. The Planning Commission then would set a Public Hearing which would be published in the Enterprise twice. Letters to properties within 300 feet of the proposed parcel location would be sent. After the Public Hearing, the proposed site plan and/or zoning change(s), with the GAPC recommendation(s), goes to the County Planning Commission for comment, and then finally to the Township Board for final approval.

**COMMISSION MEMBER COMMENTS:**

No further comments from Commission members.

**ADJOURN:**

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

Respectfully Submitted  
Dotti Thompson  
Recording Secretary  
Planning Commission