

Approved

GLEN ARBOR TOWNSHIP
Planning Commission
Glen Arbor, Michigan 49636

November 7, 2024

CALL TO ORDER:

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

ROLL CALL:

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

PLEDGE OF ALLEGIANCE:

Performed.

AGENDA:

As presented

MEMBER CONFLICTS OF INTEREST

There were no conflicts of interest by any of the members

APPROVE MINUTES OF PREVIOUS MEETING:

Dotterweich moved to approve the minutes of the October Planning meeting. Ihme supported and the motion carried.

CORRESPONDENCE:

Planning Commission received seven letters pro and con by email regarding the rezoning of the Fisher Store property.

TOWNSHIP BOARD REPORT

Hawley was absent so no report was given.

ZONING ADMINISTRATORS REPORT:

A presentation by Matt Ames with a proposal for the rezoning of the Frank Fisher Store property at 5504 River Road.

The Commission members engaged Matt Ames with questions and concerns. Cypher offered his advice on agencies to contact and issues he might encounter. Roman suggested to Ames that Road Commission, MDot, and Health Department approvals should be addressed before the Planning Commission goes forward considering the proposal.

A question and answer period went forward between the Commission members, Cypher, and Mr. Ames. The Commission will revisit when the remainder of the application has been completed.

ZONING BOARD OF APPEALS REPORT:

Dotterweich reported there is nothing coming up for the ZBA at this time.

PUBLIC COMMENTS:

Residents of the area close to the proposed zoning change property commented on the parking situation and the impact on the residents of Bay Lane. Their major concern was the change from Residential Zoning to Commercial Zoning and the traffic and parking issues involved with the Zoning change. The status of the bike trail from Glen Arbor to the Homestead was also questioned.

BUSINESS:

1. Master plan review update
Discussion ensued by Commission members. No actions were taken.
2. Review ZOv5.1 Item #3 Key holing
3. Review ZOv5.1 *Item #4 Accessory Buildings*
4. Review ZOv5.1 *Item #5 Shipping Container use*
5. Ordinance items to review punch list
 - a. Key holing- Bob Ihme
 - b. Accessory Buildings
Printed material was available to each Commission member
 - c. Shipping Container use
Roman provided printed ordinance.
 - d. Accessory Dwelling Use (ADU) and Frogs
Roman provided charts for Land use requirements by district, Land uses permitted and the Proposed Ordinance Change for Accessory buildings, \.
 - e. Solar and Wind

PUBLIC COMMENTS:

No further comments

COMMISSION MEMBER COMMENTS:

Dotterweich commented on rezoning one business lot right in the center of the Residential District.

ADJOURN:

Chairman Roman adjourned the Glen Arbor Planning meeting at 9:10 pm

Respectfully Submitted
Dotti Thompson
Recording Secretary