

Approved

GLEN ARBOR TOWNSHIP
Planning Commission
Glen Arbor, Michigan 49636

December 5, 2024

CALL TO ORDER:

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

ROLL CALL:

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

AGENDA:

No additions or modifications were made to the agenda.

CONFLICTS OF INTEREST

There were no conflicts as reported by the members of the Commission.

MINUTES:

Hawley moved to approve draft minutes of the November Planning meeting as presented. Ihme supported. Motion carried.

CORRESPONDENCE:

No correspondence

TOWNSHIP BOARD REPORT:

Hawley reported:

- The Township Board has completed phase 3 of the firehouse project, including evaluation of Fire House remodel for women's washrooms and sleeping quarters.
- A box will be installed for Narcan behind the Town hall.
- Community members would like to see the speed limit change on 675 from 55 to 45. While the Township now has speed limit input, it rejected the request as the Road Commission's study showed an average speed of 48 mph.
- The Township Board is getting bids on getting the parking lot repaved.

ZONING ADMINISTRATORS REPORT:

Cypher reported on The Fisher Store project: The Ames project doesn't have the Road Commission permit and also needs a survey to relocate the well. There may be a problem with no extra parking. Ames spoke of a property line adjustment. It was pointed out that the adjustment would split the parcel across zoning districts. The

Health Dept. approved a small site. The proposed drain field was moved on to the property owner's second lot. MDOT approved the location for the parking but it cannot enlarge the parking lot. Commission discussed.

ZONING BOARD OF APPEALS REPORT:

Nothing on the agenda

PUBLIC COMMENTS:

No comments

BUSINESS:

- 1] Master Plan Review Update
Cypher will provide demographics for the January meeting.
- 2] Review ZO5.1 Item #3 - Keyholing - Cypher/Ihme
Ihme provided map and suggested to exempt resort and commercial business from the Ordinance. Commission discussed. No action was taken.
- 3] Review ZO5.1 Item #4 - Accessory Buildings
Commission discussed. At this time Commission is removing a number of definitions. Roman will revisit for the January meeting.
- 4] Review ZO5.1 Item#5- Shipping Container Use
Commission discussed. No action was taken,
- 5] Ordinance Items to Review, punch list
No action was taken on the following:
 - a. Keyholing - Bob Ihme
 - b. Accessory Buildings
 - c. Shipping Container Use
 - e. Accessory Dwelling Units (ADU) and Frogs
 - f. Solar and Wind

PUBLIC COMMENTS:

There were no comments

COMMISSION MEMBER COMMENTS:

Merry Christmas

ADJOURN:

Chairman Roman adjourned the meeting at 9:15 PM

Respectfully Submitted,

Dotti Thompson
Recording Secretary
Glen Arbor Township Planning Commission