

Approved

GLEN ARBOR TOWNSHIP

Planning Commission
Glen Arbor, Michigan 49636
September 4, 2025

Chairman Lance Roman called the meeting of the Planning Commission to order at 7:35 PM.

ROLL CALL:

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

PLEDGE OF ALLEGIANCE

Performed

AGENDA:

As Presented

MEMBER CONFLICTS OF INTEREST:

No conflicts with any of the Commission members

MINUTES

Motion to approve the June 2025 minutes as drafted by Bob Ihme.

Dave Burton supported.

Motion Carried

CORRESPONDENCE:

Information on a Training session on Planning in Frankenmuth.

TOWNSHIP BOARD REPORT:

Hawley was not present so no report was given.

ZONING ADMINISTRATORS REPORT -

Cypher: July and August monthly reports have been and will be sent out to Commission members.

Cypher received a couple written complaints about music at The River.

Mike Sheldon, owner of The River, was present and expressed concern regarding complaints.

Cypher has investigated and measured levels and so far hasn't had anything over 23 decibels. Glen Arbor does not have a sound ordinance. Cypher will have a formal report on his findings.

ZONING BOARD OF APPEALS REPORT:

Dotterweich reported they have no upcoming meetings.

PUBLIC COMMENTS:

There was no public present.

BUSINESS:

- 1) Master Plan Review - Discuss and reviewed Chapters 5 & 6
Commission discussed Chapters 5 & 6. Roman suggested adding a chart Dotterweich provided to part of Chapter 5.2 and commented that most of the rest of what was written in Chapter 5.2 hasn't changed much. Further discussions continued adding and eliminating verbiage. Roman will incorporate.

Chapter 5 was previously changed to allow single family homes in the business district.

Chapter 6 Agricultural District. Cypher said this Chapter is obsolete as there are not any farms in its perimeter but keeping three acre lots should be retained. Commission discussed. No action was taken.

Chapters 7 & Appendix A will be discussed and reviewed at the October meeting.

- 2) Review ZOv5.2 Items Note -as past discussed these items can be combined & tabelized.
 - a. Accessory Buildings
 - b. Shipping Container UseNo action was taken
- 3) Ordinance Items to review punch list
Accessory Dwelling Units (ADU) and FROGS
No action was taken.
- 4) Solar and Wind (Time Allowing)

PUBLIC COMMENTS:

There was no public present.

COMMISSION MEMBER COMMENTS:

No further comments,

ADJOURN:

The Glen Arbor Planning Commission was adjourned by Chairman at 8:50 pm.

Respectfully Submitted
Dotti Thompson
Recording Secretary
Planning Commission