

CORRECTED

**GLEN ARBOR TOWNSHIP
Zoning and Planning Commission
Glen Arbor, MI 49636**

February 5, 2002

REGULAR MEETING

The meeting of the Glen Arbor Zoning and Planning Commission was called to order by Chairman Lance Roman in the Glen Arbor Town Hall Meeting Room at 7:32 p.m. Those present were: Lance Roman, John Peppler, Kent Kelley, Bill MacLachlan, Jim Seeburger and Frank Wilcox. Paul Maurer was absent.

February 5, 2002 Z & P Agenda

Jim Seeburger moved to approve the agenda as presented and John seconded -- all in favor.

CHANGES OR DELETIONS TO MINUTES:

January 8, 2002 Regular Meeting

Jim moved to accept the minutes as presented Kent seconded all in favor

CORRESPONDENCE - Lance Roman

Lance noted that a copy of a letter was received which The Homestead Resort sent to M-DOT regarding the Wall between the Brammer Mill and the M-22 bridge and how they would be happy to do what ever is required in order to accommodate the new bridge. It seems that the wall in question is in the road right of way.

TOWNSHIP BOARD REPORT - Kent Kelly

From the Regular Township meeting held on the 22nd of January.

- 1) The Recreational Committee is interested in going after grants and forming a committee.
- 2) Comments on the Mocerri /LeBear proposal continue to be aired.
- 3) The Wage and Salary Committee recommended a 3% wage increase across the board.
- 4) The Homestead Resort requested approval for a new waste water removal lift pump.
- 5) The Committee for costing and planning the new Fire Hall is: Bob Hawley, John DePuy, and John Soderholm.
- 6) Empire Township sent a letter noting they want to work hard on the Emergency Rescue merger.
- 7) A Committee to create proposals regarding the disposition of the old Glen Arbor Fire department property has been formed and they are looking for members. John Solderholm would like a member of the Zoning and Planning Commission to join. Frank Wilcox volunteered to join the Committee.
- 8) The purchase of a Lap Top computer and printer by the Zoning and Planning Commission was approved.
- 9) Street lights at the Narrows Bridge are under study.
- 10) The feasibility of long-term waste water disposal system for the Township is being discussed.
- 11) The Resignation of Ted Lowery was accepted, however, the Township Board wants the number of members on Z&P to go back up to 9 members.

ZONING ADMINISTRATOR'S REPORT- Bob Hawley

Bob noted that he issued 4 land use permits January 2002:

Owner	Contractor	Project
1) Paul Maurer G.C.	Paul Maurer	Single Fam Res
2) Stephen Goldman	D. Scott Mac	Single Fam Res
3) Classic County Inn	Paul Maurer	Duplex W/ Garage
4) Classic Country Inn	Paul Maurer	4 Garages

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ZONING BOARD OF APPEALS REPORT - John Pepler

No Report

OLD BUSINESS

Township Application Forms

Tabled until next meeting.

Lance noted that we need copies to be sent out to members again.

Zoning Map Review - Frank Wilcox

Frank noted that the maps are ready to be reviewed. He noted that he and Bob Price had met and have gone through them and they are ready to go. They believe that it will take about 1/2 hour a page and there are 10 pages of changes. Bill MacLachlan noted he would like to see a couple of separate meetings devoted to this, as did several other members. Lance consulted the calendar and came up a primary meeting date of the 20th of March 2002 at 6:30 P.m. in the Glen Arbor Township Hall. Lance noted that Zoe would need to put up the appropriate signage 24 hours before the meeting.

ZBA Criteria - Kent Kelly

The proposed new criteria were discussed and it was decided to have the Zoning Sub-Committee review it and make recommendations.

NEW BUSINESS

Appoint Z & P member to fire house disposition committee

See above under Township Board Report

Z & P Clerical salary review (Zoe)

Zoe Smith, the recording secretary, requested a pay raise for the first time in her 2 year stint as recording secretary, citing the ever increasing scope of her duties and responsibilities.

Bill Moved to Pay Zoe \$15.00 and Jim Seeburger seconded -- All in favor.

Bill moved that Lance should approach the Township Supervisor about getting a key to the Glen Arbor Township Office for Zoe (the recording secretary who already has keys to the Glen Arbor Township Hall and Meeting Room) and Jim Seeburger seconded - All in favor.

SUB-COMMITTEE REPORTS

Zoning - Proposed criteria for ZBA

See Attached 4 point checklist from Hayes Township Zoning Ordinance. John noted that the 4-point checklist is superior to the 2 page Benzie County Zoning Section XVI.7 Variances. Discussion ensued and it was decided to add; "E. That the proposed use of the premises is in accord with the Zoning ordinance." to the Hayes Township Variance Approval Standards. Lance requested that Zoe retype the variance approval standards with section E added and send it out to all members with the next minutes. See Attached.

Restrictive covenant

The form that Bonnie Quick provided was reviewed and John Pepler explained its use. See Attached.

Special Use Permits

John noted that this form is not applicable, as we do not have Special Use Permits in Glen Arbor Township.

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Zoning and Planning Commission
Glen Arbor, MI 49636**

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SUB-COMMITTEE REPORTS Cont.

Transportation

Neutral.

Zoe was asked to send out a list of Sub Committee members with the next minutes.

Master Plan

To be put on the April schedule for review

Capital Improvements - Bill MacLachlan

No Meeting Held. Kent noted that the Township Board is considering rolling over the capital improvements budget monies from year to year.

PUBLIC COMMENT

Merek Roman noted that The G.A. Z&P meeting was much cooler than the Traverse City Z & P meeting.

COMMISSION COMMENTS

John Pepler noted that the "Cooking School" people are considering purchasing the lot next door to them on Glen Lake.

The thank you letter to Ted Lowry was discussed.

Eric Winkleman called with some comments on the Big Foot issue.

Leelanau County approved all 3 of the proposed Zoning changes from the last public hearing.

Kent noted that we are ahead of the required laws regarding cluster Zoning.

Jim Seeburger questioned what happened with the road priority paving list. Fisher road was listed as equal in cost to Northwood and the Fisher road paving was of exceptionally poor quality in comparison to the Northwood Drive paving job.

Jim Seeburger motioned to adjourn at 8:51 p.m. and Frank Wilcox seconded -- All in favor.

Variance Approval Standards

The ZBA (Zoning Board of Appeals) may grant variances when the literal enforcement of the provisions of this ordinance would result in practical difficulties or cause unnecessary hardships created by the lay of the land, or the location of buildings and structures existing before the effective date of this ordinance. **Prior to granting a variance, the ZBA must find that the following conditions and circumstances exist:**

	YES	NO
A. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to other properties in the surrounding neighborhood or area.	_____	_____
B. That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone and vicinity.	_____	_____
C. That the granting of a variance will not be detrimental to the public welfare nor injurious to the property or improvements in the neighborhood or area in which the property is located.	_____	_____
D. That the granting of such variance will not adversely affect the purposes or objectives of this ordinance.	_____	_____
E. That the proposed use of the premises is in accord with the current Glen Arbor Township Zoning Ordinance.	_____	_____

**GLEN ARBOR TOWNSHIP
ZONING AND PLANNING COMMISSION**

**SUB-COMMITTEE MEMBERS
AS OF FEBRUARY 2002**

ZONING SUB-COMMITTEE

**Lance Roman
Kent Kelly
John Pepler
Jim Seeburger**

TRANSPORTATION SUB-COMMITTEE

**Paul Maurer
Frank Wilcox
Suzanne Wilson**

MASTER PLAN SUB-COMMITTEE

(Maps & Updating)

**Jim Seeburger
John Pepler
Frank Wilcox**

CAPITAL IMPROVEMENTS SUB-COMMITTEE

**Bill MacLachlan
Paul Maurer
Jim Seeburger**

**Glen Arbor Township Zoning and Planning Commission
E-Mail Address
March 5, 2001**

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John Pepler	jpep@gtii.com
Jim Seeburger	djseeburger@aol.com
Bill MacLachlan	william@traverse.com
Zoe Smith	limelake@centurytel.net
Lance Roman	rj@traverse.com
Paul Maurer	info@paulmaurer.com
Bob Hawley	gramjoan@freeway.net
Frank Wilcox	Unwilling to join the age of Technology ☺