

**CORRECTED**

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

**October 29, 2002**

**PUBLIC HEARING**

The Special Public Hearing of the Glen Arbor Zoning and Planning Commission was called to order by Chairman Lance Roman in the Glen Arbor Town Hall at 7:04p.m. Those present were: Lance Roman, John Peppler, Bill MacLachlan, Jim Seeburger, Kent Kelly, Paul Maurer, Frank Wilcox, Bill Olson and Suzanne Wilson. No one was absent.

**October 29, 2002 Z & P Public Hearing Agenda**

John Peppler moved to approve the agenda as presented and Frank Wilcox seconded – All in favor.

**INTRODUCTION – Lance Roman**

Lance gave a general explanation of the purpose of the Public Hearing and the proposed Zoning Map Changes. John Peppler gave some examples of what kind of changes Z & P are proposing to make.

**CORRESPONDENCE – Lance Roman**

Lance noted that he had 3 letters with him and that he has already answered several others as well as over 100 phone calls regarding the proposed zoning map changes.

**PUBLIC COMMENT**

- 1) Kip Pope (for Norma Jean Thomas property; 035-00, on Brooks Lake) noted that subject property is currently split zoned as R-1 and R-2 with the proposed change to make all the property R-2. Mr. Pope noted that the property adjacent to subject is R-2 in one direction and R-1 in the other. He is requesting that the entire parcel be made R-1. This was discussed by Z & P members and John Peppler moved to change the zoning designation of the entire parcel to R-1 and Jim Seeburger seconded – All in favor.
- 2) Carolyn and John Retenbach (property # 030-005-00) noted that their property was listed as National Park and should be AG. It was also noted that a couple of her neighbors may be in the same boat. Lance noted that this typo would be rectified.
- 2)3) Becky Thatcher (property # 122-064-00) noted that she this particular parcel is proposed to change from Commercial to R-6. She owns several adjoining parcels and would like to see them all changed to Commercial. It was recommended that she have the property lines changed-via redeeding- to create a new legal description and then return to Z & P.
- 2)4) Jim Dutmers wanted to know is the net amount of Commercial Property would be increased or decreased with the proposed zoning map changes. John Peppler noted that Glen Arbor Township would see a net decrease in the amount of Commercial Property with the proposed changes.

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**SPECIAL PUBLIC HEARING CONT.**

**COMMISSION MEMBER COMMENTS**

John Pepler submitted a hand out highlighting 5 lots that are split zoned Commercial/Residential. He noted that lots 4, 40, 41 and 50 of Sleeping Bear Beach Subdivision about Commercial property now and at least 2 of the parcels are currently used for Commercial purposed. He has received objection to the proposed change from some of these property owners. He noted that the owner of parcel # 100-10 on the West side of Ray Street had told him that he would show up at the meeting if he had any objection to the proposed change to his property. John noted that said person was not in attendance. Changing the Zoning designation to Commercial for Lots 4, 40, 41, and 50 and to Residential for lot # 100-10 was agreed on by the Commission.

Bill Olson noted that the Sylvan Court lots in Glen Arbor are all zoned R-5 (multi-family) even though all the improved lots have single-family residences on them. He noted that his neighbor (Mr. Alldredge; parcel # 122-101-05) is currently zoned R-2 and received a letter proposing a change to R-5. Bill noted his belief that it would make more sense to have the entire area zoned R-2 to reflect the existing use. It was decided to leave the Alldredge property zoned R-2 \* and suggested to Mr. Olson that is the rest of the currently zoned R-5 property owners in Sylvan Court wished to have their parcels changed to R-2 they could petition Z & P at a later date.

Lance Roman presented a fax received from Robert Kuras protesting the proposed change of several parcels (numbered: 122-017-30, 123-021-01, 123-030-00, 123-032-10, and 127-027-00) from R-1 to R-4 noting that they are currently zoned as Recreation Open Space, citing that the Recreational Open Space zoning designation was sought and approved by Glen Arbor Township in 1987. It was decided to leave the above mentioned parcels zoned Recreational Open Space and have Zoe Smith send Mr. Kuras a letter noting same.

Lance presented a letter from Paul and Helen Daniels protesting the proposed change of their property (# 030-011-00) from Ag to R-6. Lance directed Zoe Smith to send a letter to Mr. and Mrs. Daniels noting that the Zoning designation of their property was changed to R-6 approximately 5 years ago (with no resultant increase in their taxes) and their current notification was part of the attempt to clean up the maps which have not been updated since 1975.

Lance presented a letter from Jerry and Deb May noting their concern that the proposed zoning map changes would allow for increased housing density at The Homestead Resort (where they own a quarter share condo at Pinnacle Place. Lance directed Zoe Smith to send the Mays a letter noting that the proposed changes will not affect this issue.

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**PUBLIC COMMENT**

Mike and Dianne Leeman noted their protest to the proposed change of their property from AG to R-2. It was noted that this change occurred years ago and they were only notified because the current map has not been updated since 1975.

Jeanine Dean had questions about how the proposed changes would affect taxation issues. Lance Roman noted his belief that the proposed zoning changes would not impact taxes unless the property use was subsequently changed.

**COMMISSION MEMBER COMMENT**

Kent questioned the procedure for enacting the proposed changes and Lance noted that the proposed changes would now go to Leelanau County for approval and then to the Glen Arbor Township Board for approval.

John Pepler suggested that we have the Zoning Maps re-colored to reflect the decisions made at this meeting. Frank Wilcox agreed to make the changes to the maps and get 2 sets of maps made.

Bill MacLachlan moved to approve the Zoning Maps with the proposed changes and corrections, Suzanne Wilson seconded – All in favor.

**ADJOURN**

Bill MacLachlan moved to adjourn the Special Public Hearing, Frank Wilcox seconded -- all in favor. Meeting adjourned at 8:25 p.m.

**\*On 10/31/02, I, Zoe Smith, spoke to Mrs. Barbara Alldredge who noted that she did not wish to have her property changed from R-2 to R-5. I sent her a fax requesting a letter indicating the same.**

**Glen Arbor Township Zoning and Planning Commission  
E-Mail Address**

**October 30, 2002**

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Frank Wilcox	N/A