

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

April 3, 2001

SPECIAL PUBLIC HEARING

The Special Public Hearing on the Conservation Zoning Option was called to order by Chairman Lance Roman in the Glen Arbor Town Hall Meeting Room at 7:00 p.m. Those present were: Lance Roman, John Peppler, Jim Seeburger, Kent Kelly, Ted Lowry, Bill MacLachlan and Frank Wilcox. Paul Maurer was absent.

April 3, 2001 Z & P Special Public Hearing AGENDA

It was decided to remove the Township Board Report from the Special Meeting agenda. Jim Seeburger moved to approve the agenda as amended and Kent Kelly seconded – All in favor.

Correspondence

Lance Roman noted that there was no correspondence regarding the Conservation Zoning Option.

Public Comments

There were no public comments.

Commission Member Comments

Lance noted changes in sections "E", "F" and "Section 13" which were discussed. With input from the public the definition for Barrier Setback was examined and changed. Also, under Criteria in Section 13.4 "Lot Size" was replaced by "Unit Size." Several typos were corrected.

Kent Kelly introduced a proposed inclusion to Section 13.2, which would eliminate the use of the Conservation Zoning Option with a parcel which has lake or river frontage. This was discussed and agreed on by all and included in Section 13.2.

John Peppler Made a motion to approve the Conservation Zoning Option as amended/corrected. Frank Wilcox Supported and Bill MacLachlan seconded. All in favor. Lance Roman instructed the recording secretary to forward the Conservation Zoning Option with corrections to the County for review at their next meeting.

Two members of the public noted their appreciation for all the hard work done by the Z & P Commission.

The Special Public Hearing was adjourned at 7:59 p.m.

REGULAR MEETING

The regular 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 8:14 p.m. Those present were: Lance Roman, Kent Kelly, Ted Lowry, Bill MacLachlan, Jim Seeburger, Paul Maurer, Frank Wilcox and John Peppler. No absentees.

April 3, 2001 Z & P AGENDA

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

CHANGES OR DELETIONS TO MINUTES:

March 6, 2001 meeting

Ted Lowry moved to approve the minutes as presented— John Peppler seconded. All in favor.

CORRESPONDENCE -- Lance Roman

Gozling-Zubec sent some flyers about their services, which were passed out to Commission members.

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TOWNSHIP BOARD REPORT – Kent Kelly

Kent Kelly noted that:

- 1) Plans are afoot for a Township newsletter.
- 2) Laura Aylsworth was at the last Board Meeting and presented an update on M-DOT's plans for the M-22 bridge in Glen Arbor. Paul Maurer and/or Bill MacLachlan volunteered to go with Laura to the next M-DOT meeting in Traverse City.
- 3) Lake Street paving and streetscape plans are still in progress.
- 4) The Narrows Bridge is falling apart. Risea Risch of the Traverse City M-DOT office is the local bridge expert and Ted Lowry offered to call her for information.
- 5) The Streetscape is to be finished on or before Memorial Day of 2001.
- 6) The Glen Arbor Fire Department has an opening.
- 7) Roof refurbishing options are still being reviewed.
- 8) Kent attended a training where it was noted that many townships allow inappropriate variances.
- 9) Kent has discovered 4 sources of information on the Big Foot building issue and will bring these to the next meeting he attends.

ZONING ADMINISTRATOR'S REPORT & SITE PLAN REVIEW– Lance Roman for Bob Hawley

Lance noted that Bob has issued 2 Land Use Permits and 1 Change of Use Permit – see attached.

Lance noted that a site plan review was scheduled but that the participant(s) were not present.

ZONING BOARD OF APPEALS REPORT

None scheduled and none held.

NEW BUSINESS

None

OLD BUSINESS

Zoning Map Review – Bob Price and Frank Wilcox

Lance Roman directed recording secretary Zoe Smith to discuss difficulties she was having in utilizing the master disk provided by the county to locate a large percentage of the parcels in question – it seems that a number of the parcels in question do not appear on the disk. John Pepler volunteered to meet Zoe at the Township Office the following morning to show her how to find the missing parcels on the Townships hard copy.

All members went upstairs to the gym where Bob Price and Frank Wilcox had the latest copies of the New Zoning Maps arranged for easy viewing. Bob then went over each map and explained the rationale behind the proposed zoning designation changes and requested assistance from any one who knew of a error in the new maps.

SUB COMMITTEE REPORTS

Zoning

See above under Public Hearing -- Conservation Zoning Option.

Transportation

Neutral

Master Plan

Resting – To be put on 2001 schedule for review.

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Capital Improvements

No recent meeting

PUBLIC COMMENT

None

COMMISSION COMMENTS

None.

Jim Seeburger moved to adjourn at 9:36 p.m. and John Pepler seconded. All in favor.

**GLEN ARBOR TOWNSHIP
ZONING AND PLANNING COMMISSION**

**SUB-COMMITTEE MEMBERS
AS OF APRIL 2000**

ZONING SUB-COMMITTEE

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

TRANSPORTATION SUB-COMMITTEE

**Ted Lowry
Paul Maurer
Laura Aylsworth Bonselet
Frank Wilcox**

MASTER PLAN SUB-COMMITTEE

(Maps & Updating)

**Ted Lowry
Jim Seeburger
John Pepper
Frank Wilcox**

CAPITAL IMPROVEMENTS SUB-COMMITTEE

**Bill MacLachlan
Paul Maurer
Jim Seeburger**