

APPROVED AS IS

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

January 8, 2002

PUBLIC HEARING

The Public Hearing of the Glen Arbor Township Zoning and Planning Commission was called to order by Chairman Lance Roman in the Glen Arbor Town Hall Meeting Room at 7:01 p.m. Those present were: Lance Roman, Jim Seeburger, Bill MacLachlan, Frank Wilcox, Ted Lowry, Paul Maurer and Kent Kelly. John Pepler was absent.

PUBLIC HEARING AGENDA

Jim Seeburger moved to approve the Public Hearing Agenda with the deletion of "Township Board Report" (which was also under the regular meeting agenda) and Kent Kelly seconded. All in favor.

CORRESPONDENCE – Lance Roman

A letter was received from Eric Winkelman supporting the Proposed Bigfoot 30% maximum building(s) footprint(s) for residential lots as well as several other new restrictions on residential construction. His letter also brought up some issues regarding the LeBear/Mocerri project slated for the north end of Lake Street.

Proposed Zoning Changes - Lance Roman

Lance explained the following:

- 1) **"G. Off Premise Signs"** is proposed to be added to **"Section IV.12.8 PROHIBITED SIGNS"**. No public comment followed and Jim Seeburger moved to adopt this addition to the Zoning Ordinance, Frank Wilcox seconded. All in favor.
- 2) Big Foot Maximum Building Envelope Proposal; Under **SECTION V.3.0 Land Occupancy By Buildings – The total of the footprints of all buildings and structures on a lot shall not exceed 30% of the lot area in all residential districts.** Several members of the public voiced their support. Jim Seeburger moved to adopt this addition to the Zoning Ordinance and Kent Kelly seconded. Motion passed 6 for and 1 against (Bill MacLachlan).
- 3) **SECTION IV.12.8 Site Condominium Site plan Review – All land division utilizing the Site Condominium legal instrument requires site plan review by the Zoning and Planning Commission –see Section 13.8 for requirements.** After Lance explained this proposed addition to the Zoning Ordinance the Commission members answered questions from the public. Jim Seeburger moved to adopt this addition to the Zoning Ordinance and Kent Kelly seconded – All in Favor.

Jim Seeburger motioned to adjourn at 7:31 p.m. and Bill MacLachlan seconded – All in favor.

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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 7:34 p.m. Those present were: Lance Roman, Kent Kelley, Paul Maurer, Bill MacLachlan, Ted Lowry, Jim Seeburger and Frank Wilcox. John Pepler was absent.

January 8, 2002 Z & P Agenda

It was requested that ZBA (Zoning Board of Appeals) Criteria be added under New Business, and that Zoning Map Review be replaced by "Bigfoot New Proposal C" under Old Business. Jim Seeburger moved to approve the agenda as amended and Frank Wilcox seconded – All in favor:

CHANGES OR DELETIONS TO MINUTES:

December 4, 2001 Regular Meeting

Frank Wilcox moved to accept the minutes of the previous meeting as corrected and Jim Seeburger seconded -- All in favor.

CORRESPONDENCE – Lance Roman

- 1) Friends of the Crystal River sent a letter to the Leelanau County Planning Commission complaining about The Glen Arbor Zoning and Planning Commission deciding not to adopt Overlay Zoning on the Crystal River.
- 2) Sue Wilson sent a letter protesting the LeBear/Moceri Condo project.
- 3) Becky Thatcher sent a letter suggesting that Z&P meet with the MI Land Use Institute regarding shoreline protection.
- 4) Henry Feely sent a letter protesting the LeBear/Moceri Condo project.
- 5) Robert Kuras sent a letter of support for the proposed joint Township/Leelanau Conservancy acquisition of the Oxbow Property (7.2 acres on the Crystal River) from Leelanau Schools.

TOWNSHIP BOARD REPORT – Kent Kelly

Kent noted that the following occurred at a Special Meeting of the Glen Arbor Township Board:

- 1) \$9,001 was the high bid for the used Emergency Vehicle that the Fire Department is getting rid of.
- 2) Elmer's was the low bid on the streetscape project.

Kent noted that the following occurred at the regularly scheduled December 18, 2001 meeting.

- 1) The Board fielded a number of complaints about the LeBear/Moceri Project.
- 2) The Leelanau Conservancy Oxbow project was discussed
- 3) The future of the Old Fire Station property was discussed
- 4) The New Fire Station property has been purchased. Over \$209,000 has been raised for this project so far.
- 5) Leelanau County has approved the streetscape project.
- 6) The Board will be approaching the National Park about putting a boat launch in Glen Haven.

ZONING ADMINISTRATOR'S REPORT– Bob Hawley

- 1) Bob noted that he issued 5 land use permits December 2001—See Attached

January 8, 2001

ZONING BOARD OF APPEALS REPORT – John Pepler

None

NEW BUSINESS

Election of Zoning and Planning Officers

Jim Seeburger nominated Lance Roman for another year as Chairman and Paul Maurer seconded – All in favor. Frank moved that Z & P re-elect John Pepler as Vice-Chairman and Jim Seeburger as Secretary, Kent Kelly seconded -- All in favor.

Zoning and Planning Budget for the next fiscal year

Each item in the budget was reviewed. Bill MacLachlan suggested getting a Lap Top Computer in order to facilitate taking minutes and making real time changes to documents. This was discussed and Lance Roman moved to allocate \$1,600.00 towards the purchase of a Lap Top and a printer, Jim Seeburger seconded – All in favor. Zoe Smith, the recording secretary was instructed to do the research and make the purchases.

Jim Seeburger moved to maintain the same budget as last year and Frank Wilcox seconded – All in Favor.

Crystal River Oxbow Acquisition – Bob Price of the Leelanau Conservancy

Bob Price gave a presentation explaining their hopes of acquiring this 7.2 acre parcel from Leelanau School for \$340,000.00. They want Glen Arbor Township to apply for \$250,000.00 in grant money from the State and use it (in combination with money the Conservancy has already raised) to purchase the property. The property would have to remain relatively undeveloped and the Township would be required to maintain ownership for at least 20 years (the complete details are on file at the Glen Arbor Township office). Bob Price answered a number of questions from the Commission and the general public. Bill MacLachlan moved to recommend this project to the Glen Arbor Township Board and Paul Maurer seconded – motion passed 5 (for) to 2 (against).

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.

OLD BUSINESS

New Bigfoot Proposal C – Kent Kelly

Bigfoot New Proposal C (which would increase the residential lot set backs depending on the height of the proposed dwelling) was discussed and Kent Kelly moved to adopt it and Ted Lowry seconded. Kent requested a roll call vote: FOR: Kent Kelly, Ted Lowry, and Frank Wilcox AGAINST: Lance Roman, Paul Maurer, Bill MacLachlan, and Jim Seeburger – Motion fails 3 to 4 against.

SUB-COMMITTEE REPORTS

Zoning

No Meeting Held.

Transportation

Neutral.

Master Plan – Ted Lowry

To be put on the April schedule for review.

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SUB-COMMITTEE REPORTS Cont.

Capital Improvements

No Meeting Held due to the lack of funds with which to accomplish any project on the agenda.

PUBLIC COMMENT

Becky Thatcher had questions about the Glen Arbor Master Plan and wished to get involved. Ted Lowry of the Master Plan sub-committee agreed to meet with her. Eric Winkelman noted his support for more restrictive Bigfoot proposals. Suzanne Wilson suggested a moratorium on Commercial Building until Public input was heard. This was discussed and it was noted that since there was only 1 commercial building permit issued in the past year that perhaps a moratorium would not be necessary. A number of persons were directed to the Glen Arbor Township office to obtain copies of the Zoning Ordinances.

COMMISSION COMMENTS

Kent Kelly noted that the commission has yet to do anything with the paperwork that Bonnie Quick submitted for review some months ago and suggested that Z & P revisit this.

Jim Seeburger motioned to adjourn at 9:44 p.m. and Bill MacLachlan seconded -- All in favor.

**Glen Arbor Township Zoning and Planning Commission
E-Mail Address
December 4, 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
Ted Lowry	tnblow@aol.com
Paul Maurer	info@paulmaurer.com
Bob Hawley	gramjoan@freeway.net
Frank Wilcox	Unwilling to join the age of Technology ☺