

APPROVED

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

March 6, 2001

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 7:00 p.m. Those present were: Lance Roman, Kent Kelly, Ted Lowry, Bill MacLachlan, Jim Seeburger, Paul Maurer, Frank Wilcox and John Pepler. No absentees.

March 6, 2001 Z & P AGENDA

Kent Kelly moved to approve the agenda as amended and Jim Seeburger seconded – All in favor.

CHANGES OR DELETIONS TO MINUTES:

February 6, 2001 meeting

Jim Seeburger moved to approve the minutes as corrected— John Pepler seconded. All in favor.

CORRESPONDENCE -- Lance Roman

- 1) Memo on Land Division & Septic systems from County.
- 2) Leelanau County Planning News was passed around.
- 3) May training for Zoning & Planning is an option for members.

TOWNSHIP BOARD REPORT – Kent Kelly

Kent Kelly noted that:

- 1) Paving Lake Street all the way to Glen Lake was discussed. Some people are concerned about the loss of character to South Lake Street that the new paving/sidewalks might cause. It was decided to proceed with the plan this summer and fall.
- 2) The Fire & Rescue advisory committee sent in a proposed set of rules of conduct for their committee.
- 3) Roof bids are coming in for the Town Hall and the Township Supervisor has put in for federal funds.
- 4) Empire Township has requested help in running their Emergency Services – a cooperative venture, which is being considered.
- 5) Certain members of the Z & P Commission were up for reappointment and all were reappointed.

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

Bob noted that he has issued 2 Land Use Permits, 1 Change of Use Permit and 1 Residential Remodel Permit – see attached.

ZONING BOARD OF APPEALS REPORT

None scheduled and none held.

NEW BUSINESS

Leelanau County Ag Alliance – Cathy Turner and Bill Cashier

A presentation on Farm Preservation in Leelanau County was presented. It was noted that a survey of County residents showed that 94% believe in preserving farm land, 55% believe farm land preservation should be a high priority and 56% would support a tax to preserve farmland. The survey of County Farmers showed that 68% want their farm to continue after they retire, 64% say that money is not the number one priority in selling and 75% thought it important to do something now to preserve farm land. Their next step is to perform another survey and submit a report in spring/summer of 2001.

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OLD BUSINESS

Zoning & Planning Rules – Ted Lowry

Section 7 of the Zoning & Planning rules – Attendance – was discussed. Lance noted that we should keep the rules that exist and that the recording secretary will be responsible for notifying the Chairman if a member is in violation of the Attendance rules.

The Recording Secretary was asked to retype the rules (so as to have a computer friendly copy) and distribute them to Z & P members and the Township Clerk.

Conservation Zoning Option – John Pepler

The proposed changes were reviewed and refined. Lance noted that he would make the changes and have it sent out to the Z & P members.

Zoning Map Review-- Frank Wilcox

Frank noted that @ 150 parcels are slated for Zoning new designations. Discussion ensued regarding how to notify affected property owners and their immediate neighbors. At the next meeting Frank will have the new maps hung up for viewing. Bill MacLachlan noted that there are a number of things wrong on the new Zoning Maps and that this needs to be addressed.

How to produce a list of the affected parcels was discussed. It was decided to get the property owners list from county and use that to produce a list of affected parcels as well as a column to note the current Zoning and the proposed Zoning.

SUB COMMITTEE REPORTS

Zoning

See above under Conservation Zoning Option.

Transportation

Neutral

Master Plan

Resting – To be put on 2001 schedule for review.

Capital Improvements

See Above under Township Board Report #3

PUBLIC COMMENT

Mary Frixen requested a copy of the updated CZO and Lance Roman directed the recording Secretary to send her one once it has been updated.

COMMISSION COMMENTS

None.

Bill MacLachlan moved to adjourn at 9:26 p.m. and Jim Seeburger 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 Seeburher
John Pepper
Frank Wilcox**

CAPITAL IMPROVEMENTS SUB-COMMITTEE

**Bill MacLachlan
Paul Maurer
Jim Seeburger**