

**APPROVED AS PRESENTED**

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

**May 7, 2002**

**REGULAR MEETING**

The meeting of the Glen Arbor Zoning and Planning Commission was called to order by Vice-Chairman John Peppler in the Glen Arbor Town Hall Meeting Room at 7:34 p.m. those present were: John Peppler, Kent Kelly, Suzanne Wilson, Frank Wilcox, Bill MacLachlan and Jim Seeburger. Lance Roman and Paul Maurer were absent.

**May 7, 2002 Z & P Agenda**

Kent Moved to approve the agenda as presented - all in favor

**CHANGES OR DELETIONS TO MINUTES:**

**April 2, 2002 Regular Meeting**

Jim Seeburger moved to approve the April 2, 2002 minutes as corrected, Kent Kelly seconded -- all in favor.

**CORRESPONDENCE - John Peppler**

1) A letter was received from "a concerned business owner" with no date or signature regarding the seating at the Western Avenue Grill.

**TOWNSHIP BOARD REPORT - Kent Kelly**

Kent Kelly gave a synopsis of the Regular Township Board meeting held on the 16th of April, 2002 and a special meeting held May 2<sup>nd</sup>, 2002. See Glen Arbor Township web site or a copy of the Township Board minutes in the Township Hall.

**ZONING ADMINISTRATOR'S REPORT- Bob Hawley**

Bob noted that he issued 13 land use permits for April.

| <b>Owner</b>           | <b>Contractor</b> | <b>Project</b>                 |
|------------------------|-------------------|--------------------------------|
| 1) Ray Humphry         | D. Scott Mac      | Single Family Residence        |
| 2) David Jacklin       | Harbor Const.     | Single Family Residence        |
| 3) Leelanau/Foundation | Harbor Const.     | Residential Addition           |
| 4) James Haynes        | Solem Const.      | Residential Addition           |
| 5) Jerry Giesler       | Jerry Giesler     | Single Family Residence        |
| 6) Chris Carley        | Easling Const.    | Residential Addition           |
| 7) Ron Fornowski       | Rerm Const.       | Res. Add & 2 Car Garage        |
| 8) Jim Carr            | Jim Carr          | Accessory Building             |
| 9) Cherrie & Bill Sege | Chrill Knapp      | Single Fam. Res + 2 Car Garage |
| 10) Oak & Bears III    | N/A               | Sign Permit for 3 Signs        |
| 11) Gary Macaddino     | Gary Macaddino    | 2 Car Garage                   |
| 12) Bill Miltz-Wag     | Sutherland Const. | Commercial Addition            |
| 13) Bob Ewing          | D. Bushong        | Residential Addition           |

Kent questioned whether or not Z & P had received any documentation from the Western Avenue Grill regarding their seating/parking numbers. Bob noted that he had the documentation from the last permits. Kent motioned that The Zoning Administrator acquire, in writing, from Bill Miltz the Seating and parking documentation detailed in the previous minutes Jim Seeburger seconded -- 5 in favor and Bill MacLachlan voted against.

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**ZONING ADMINISTRATOR'S REPORT- Cont.**

Bob introduced Tim Nichols who requested permission to install a new 10' x 12' storage building and a 8' x 10" freezer on his Commercial Property; Riverfront Pizza. The plans were reviewed and Mr. Nichols answered questions from The Commission. Jim Seeburger motioned to approve the plans and Suzanne Wilson seconded -- All in favor.

**ZONING BOARD OF APPEALS REPORT**

No meetings held and none planned. An educational meeting is scheduled for June 25th and several Glen Arbor Township employees will be attending

**OLD BUSINESS**

**Zoning Map Review - Frank Wilcox**

Frank noted that the sub-committee met again and have about 100 parcels that will be potential zoning changees. Frank Wilcox motioned to accept the proposed Zoning changes and Jim Seeburger seconded -- 5 in favor and Kent Kelly abstained due to being absent from the sub-committee meeting.

**Review of the Zoning Map Changes Letter-John Pepler for Lance Roman**

It was decided that the Zoning Map sub-committee have a special meeting May 15, 2002 of the Zoning Map sub-committee to work on the proposed Zoning Changes Letter at 7:30 p.m. at the Glen Arbor Township Hall.

**NEW BUSINESS**

**Proposed New Fire Hall - John Depuy**

John Depuy had a display of the plans for the proposed new fire hall. The water at the current Fire Hall is not potable and the drain system is also not adequate. The current building was built in 1951. The building is obsolete and the accessibility issue had reached a critical point. John Depuy presented a Zoning Map detailing the available property in the Township for a New Fire Hall -- noting that there is not much available and/or centrally located. He also noted that several attempts have been made to utilize National Park Properties for a new facility with little to no success. A joint facility with Empire Township was also explored and hit a wall.

The Property off State Street that Mr. Kuras owned--2.7 acres--looked like the most viable option. \$215,000 has been raised and a \$175,000 mortgage was taken out on the aforementioned property. Mr. Kuras has also provided a potential site plan for the New Fire Hall at no charge to the Township. John D. had a large copy of the site plan which he explained/reviewed. The Fire Hall Committee has looked at potential builders, one of which was Morton Builders who have built many Fire Stations including the one at Northport. John detailed a number of needs that have to be attended to such as Haz Mat issues that are unique to Fire Stations.

A Plan of the proposed building from Morton Buildings was displayed and explained. John noted that these plans anticipate the potential requirement of having on site staff 24-7. It was also noted that several aesthetic qualities were incorporated into the plans so that the exterior of the building would blend into the rest of Glen Arbor.

John then reviewed the rough costs for the proposed New Fire Hall which includes the balance due on the land acquisition, as well as the building and related furniture and equipment, for a grand total of \$1,760,000.00.

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**NEW BUSINESS**

**Proposed New Fire Hall - John Depuy CONT.**

Questions from the Z & P Commission were answered by John D. regarding the water table at the new site as well as the disposal of hazardous waste. There were also questions about turning the fire trucks into the New Fire Station site as well as expansion options. Jim Seeburger asked whether there were National Park monies available to help offset the cost and John D. noted that there were not. The proposed Bond issue was explained by John Solderholm. John Peppler noted that the sale of the existing fire Hall property could be used to off set the cost of the new building.

Kent noted everyone's appreciation of what the Fire Hall Committee has done.

**SUB-COMMITTEE REPORTS**

**Zoning - John Peppler**

Jim Seeburger moved to approve the Glen Arbor Township Application Form as presented and Frank seconded - all in favor.

**Transportation**

Neutral

**Master Plan**

Resting

**Capital Improvements**

Awaiting Township Hall Proposal.

**PUBLIC COMMENT**

None

**COMMISSION COMMENTS**

John Solderholm noted the possibility of moving the Communications Tower (currently located on the Fire Hall property) to the 40 acres that the Township owns on Miller Hill. Bill MacLachlan noted that they should be able to use a shorter tower if they are on top of Miller Hill thereby reducing the visual impact that the tower imposes.

Kent noted that the Township web site has both the Township and the Z & P minutes on it.

**Bill MacLachlan motioned to adjourn at 9:16 p.m. and Kent Kelly seconded -- All in favor.**

**Glen Arbor Township Zoning and Planning Commission  
E-Mail Address  
April 15, 2002**

|                 |  |
|-----------------|--|
| Kent Kelly      | <a href="mailto:kentkgl@chartermi.net">kentkgl@chartermi.net</a>       |
| John Pepler     | <a href="mailto:jpep@gtii.com">jpep@gtii.com</a>                       |
| Jim Seeburger   | <a href="mailto:djseeburger@aol.com">djseeburger@aol.com</a>           |
| Bill MacLachlan | <a href="mailto:william@traverse.com">william@traverse.com</a>         |
| Zoe Smith       | <a href="mailto:limelake@centurytel.net">limelake@centurytel.net</a>   |
| Lance Roman     | <a href="mailto:rj@traverse.com">rj@traverse.com</a>                   |
| Ted Lowry       | <a href="mailto:tnblow@aol.com">tnblow@aol.com</a>                     |
| Paul Maurer     | <a href="mailto:info@paulmaurer.com">info@paulmaurer.com</a>           |
| Bob Hawley      | <a href="mailto:gramjoan@freeway.net">gramjoan@freeway.net</a>         |
| Suzanne Wilson  | <a href="mailto:suzanne225@chartermi.net">suzanne225@chartermi.net</a> |
| Frank Wilcox    | N/A  |

