

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

**September 3, 2002**

**REGULAR MEETING**

The meeting of the Glen Arbor Zoning and Planning Commission was called to order by Vice-Chairman John Pepler in the Glen Arbor Town Hall Meeting Room at 7:32p.m. Those present were: John Pepler, Bill MacLachlan, Jim Seeburger, Kent Kelly, and Frank Wilcox. Lance Roman, Paul Maurer and Suzanne Wilson were absent.

**September 3, 2002 Z & P Agenda**

Kent wanted to add "Land Division Ordinance" to new business and Bill MacLachlan wanted to add "Road Maintenance and Repair" under Old Business. Jim moved to approve the agenda with additions and Frank seconded -- all in favor

**CHANGES OR DELETIONS TO MINUTES:**

**August 7, 2002 Regular Meeting**

Jim moved to approve as amended and Bill seconded -- all in favor

**CORRESPONDENCE - John Pepler**

1. The 2 new sets of Glen Arbor Township Zoning Maps were received from Leelanau County.
2. Two Letters were received from Ralph Olsen regarding the proposed LeBear development and the proposed Homestead land swap.
3. Another letter was received from Ralph and Nancy Olsen regarding the parking at the proposed LeBear development and John instructed the recording secretary to send a copy to Bob Hawley.
4. A letter from Carol Schlueter was received regarding adopting a 75-foot setback from the Lake Michigan Shoreline instead of the existing 40-foot setback.

**TOWNSHIP BOARD REPORT - Kent Kelly**

Kent Kelly gave a synopsis of the Regular Township Board meeting held on the 20th of August, 2002. See Glen the Arbor Township web site or a copy of the Township Board minutes in the Glen Arbor Township Hall.

Kent noted that there was 1 special meeting on August 23 to review the proposed rezoning letters.

Kent also noted that the G. A. Township Board had appointed Bill Olsen to the Z & P Commission.

**ZONING ADMINISTRATOR'S REPORT-**

**Bob was not present but had submitted a list of the 4 land use permits he had issued in July 2002:**

<b>Owner</b>	<b>Contractor</b>	<b>Project</b>
1) Bill Peterson	Steve Habbager	Single Family Residence
2) Steve Lumske	Steve Lumske	Single Family Residence
3) Joe Spalding	Joe Spalding	2-Car Garage
4) Ken and Cindy Rosiek	Sweetwater Cntrctng	Addition

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**NEW BUSINESS**

**Paving of Cheney Road - Public**

John Lesperance noted his opposition to the paving of Cheney Road as he believes it will increase traffic and the hot rodding that goes on there now. He forwarded a letter from Gary and Val Sheffer who also oppose the paving.

Brian Kaczmarek forwarded a letter from he and his wife noting their objections to the paving due to the increase in traffic, hazards to pedestrians and the loss of the rural character of the area.

Fred and Marilyn Vici noted the same objections as above.

Bob Sank noted that he does not want to loose the rural character of Cheney Road and is opposed to having it paved.

John Peppler that safety issues and the cost of road up keep are the primary determinants of whether or not a road gets paved. Bill MacLachlan recounted his experience with Northwood Drive, noting that in spite of mixed opinions by the residents he noticed significantly fewer car repairs were required after Northwood Drive was paved. John explained that safety is the number one issue and that the County has lost law suits over paved roads twice in the past 15 years due the inherently less safe gravel surface of an unpaved road.

Bob Sank asked whether or not a petition from Cheney Road residents would help keep the road from being paved and he was encouraged to submit same to the Glen Arbor Township Board. John also noted that Z & P would put the road paving priority list on the October 2002 Agenda.

**Land Division Ordinance – Kent Kelly**

Kent noted that the Land Division Ordinance has verbiage that may lead to litigation and handed out some material from Hayes Township on this issue and a table he has compiled from the Glen Arbor Township Zoning Ordinance. The issue was discussed and Kent noted that he would write up the appropriate verbiage for Glen Arbor Township Zoning Ordinance.

**ZONING BOARD OF APPEALS REPORT**

John Peppler noted that no meetings were held and none are scheduled.

**OLD BUSINESS**

**Zoning Map Review - Frank Wilcox**

Frank noted his concern about the legal aspects of the proposed notification letters. John Peppler believed that the Township attorney should look the letters over and give provide an opinion. Kent Kelly suggested a couple of changes to the letters and noted he would forward them to Lance Roman and Dick Ford, the Glen Arbor Township Attorney.

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**OLD BUSINESS Cont.  
Master Plan**

John Peppler noted that most of the updates appear to rely on updating statistical data. He also noted that the original Master Plan was predicated on a Glen Arbor Township Survey and that perhaps it is time for another survey to determine what the residents are envisioning for the future of the Township. The review process will continue.

**Road Maintenance and Repair**

Bill MacLachlan noted that the Leelanau County Road Commission has used the "tar and Chip" process to resurface Fisher Point Road, Fisher Road, Sunset Drive, Sleeping Bear Point, Skyline Drive and South Forest Haven against the vehement objection to this process by Glen Arbor Township. Bill Motioned that the Township send a letter to Leelanau County Road Commission noting the objections to the "tar and chip" road resurfacing process. Jim Seeburger seconded – All in favor.

**PUBLIC COMMENT**

Becky Thatcher-Watt wanted to know how to decide whether to direct her questions/comments to Zoning and Planning or to the Glen Township Board. John explained explained the different functions of each body. Becky then suggested that rules for off street employee parking be adopted by Z&P. Kent Kelly direct Becky to the Zoning Ordinance and suggested she make a proposal and submit it. Becky then questioned how to oppose mounded septic systems and John Peppler noted that the County governs this issue.

Carol Schlueter noted that she had sent a letter protesting off street parking in multi-family units and wondered why it was not presented under correspondence. John noted that the mail had not been picked up since last Thursday and perhaps it was still in the Z & P box or that it was placed in the wrong box, but that we would look for it.

Ken Thatcher noted his appreciations of the sidewalk beautification program, but he believed that having the mulch piled next to a tree's bark would cause infestation. Kent noted he would make a call to the landscaping company to have this corrected.

**COMMISSION COMMENTS**

John Peppler wondered where Kent Kelly's wording to update the "pre-existing non-conforming" section of the Zoning Ordinance was? Kent noted that he was still working on it.

**ADJOURN**

Jim Seeburger moved to adjourn at 9:14 p.m. and Frank Wilcox seconded - all in favor.

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

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Frank Wilcox	N/A