

Approved

GLEN ARBOR TOWNSHIP

Planning Commission

Glen Arbor, Michigan 49636

November 5, 2007

CALL TO ORDER: Chairman Lance Roman called the meeting of the Glen Arbor Township Planning Commission to order at 7:29 PM.

ROLL CALL: Present were Jerry Giesler, Frank Wilcox, Kent Kelly, Barbara Gordon, Lois Saltzman, Jim Seeburger, and Lance Roman.

AGENDA: The addition of Rentals under New Business item #11.

APPROVAL OF MINUTES: Jim Seeburger moved that the minutes of the October meeting be approved as written. Frank Wilcox supported the motion and the motion passed unanimously.

CORRESPONDENCE: A letter from Linda Ihme regarding the cottage rental issue.

TOWNSHIP BOARD REPORT:

Kent Kelly presented the Glen Arbor Township Board report and provided minutes for the commission members to peruse. Kent pointed out some topics of special interest:

The User Satisfaction Surveys sent out by the Emergency Services have been returned with the majority indicating positive feedback. Over 45% had been returned as of the date of the Township Board meeting.

The plans for a Public Washroom are still in the talking stages. John Soderholm, Township Supervisor, will put together a Request for Proposal, Terry Gretzema will look into possible venues of fund raising and Bill Thompson will work with the Glen Lake Chamber of Commerce to have a plan to present to the public at the annual meeting in 2008.

The minutes of the Township Board October 16, 2007 meeting are attached to a copy of these minutes and filed.

ZONING ADMINISTRATORS REPORT:

Bob Hawley was not present

ZONING BOARD OF APPEALS REPORT:

Barbara Gordon reported that no meeting was held in October.

NEW BUSINESS:

Attorney Dick Figura presented the amendments and statutory requirements for notices for public hearings and for the zoning ordinance to conform to the Michigan Zoning Enabling Act. Each Commission member received a copy by mail in July and was provided with another, if needed, at this meeting.

Lance suggested that the last sentence on Page 2 Section 5 of the draft can be deleted. Lance will take care of the corrections and make up copies of the 4.1 Ordinance for each Commission member.

Rentals:

Dick Figura, Township Attorney, answered questions regarding weekly rentals and offered his opinions on how to incorporate verbiage into the zoning ordinance. Mr. Figura will obtain the ordinances from Torch Lake, Crystal Lake and Bert Lake that pertain to weekly cottage rentals to review and will bring a recommendation to the Commission on incorporating an addition to our present ordinance.

OLD BUSINESS:

Kent Kelly questioned making changes in the sign ordinance regarding rental and for sale signs that are in the road right-away. Lance suggests that MDOT governs this issue.

Kent also pointed out that off site sales signs are against the sign ordinance and questioned a sign in Boondocks parking lot. Kent would like to see the following verbiage added to the present sign ordinance: Signs on private property viewable by the public should be considered a *sign*.

It was decided that the two pages of sign definitions should be in the *definition section* of the 4.1 Township Ordinances.

Jim Seeburger provided the definition of a *residence* to read:

A dwelling that is designed and built for human occupancy. The dwelling must have a minimum of 480 sq. ft. and a minimum core dimension of 20 feet by 20 feet (400 sq. ft.). The dwelling must have a bedroom, full bath, kitchen/dining room and a living room. A residence may be occupied full or part time and are often referred to as a home, house, apartment, condominium, modular home or mobile home.

Lance will ready our ordinance changes for a public hearing to take place in January or February. The rental issue will be first on the new list for 2008.

PUBLIC COMMENTS:

Jeanine Dean would like to see rental properties posting something to advise renters to only use the boat launch when launching their boats to avoid introducing any invasive species into the Glen Lakes.

ADJOURNMENT:

The meeting of the Glen Arbor Planning Commission was adjourned at 9:10 by Chairman Lance Roman as moved by Jim Seeburger and supported by Frank Wilcox.

Respectfully Submitted,
Dotti Thompson
Recording Secretary
Planning and Zoning Commission