

Approved

GLEN ARBOR TOWNSHIP
Planning and Zoning Commission
Glen Arbor, Michigan 49636

December 7, 2004

CALL TO ORDER: Commission member Jim Seeburger called the meeting to order at 7:30PM

ROLL CALL: The following members were present: Kent Kelly, Jim Seeburger, Frank Wilcox, Joel Drake and Lois Saltsman. Chairman Lance Roman was absent.

THE AGENDA: Approved as written.

APPROVAL OF MINUTES: Kent Kelly moved to approve the minutes of the November meeting and Lois Saltsman seconded the motion. The minutes of the November meeting were approved as amended.

CORRESPONDENCE:

1. Federal Emergency Management Agency regarding Special Flood Hazard Areas.
2. DEQ regarding Groundwater Discharge Concerns at The Homestead.
3. National Park Service regarding Future Land Use Plan
4. Leelanau County Planning Commission's reviews of the four new ordinances.
5. United States Department of the Interior's comments on the Future Land Use Plan.

TOWNSHIP BOARD REPORT:

Kent Kelly reported on the following from the November 16, 2004 Township Board Meeting:

1. Deputy Bruce Beeker said they would enforce a Parking Ordinance in Glen Arbor.
2. Chief John Depuy reported 229 runs this year and they have several problems with older equipment and the additional expense incurred necessary for repairs.
3. John Soderholm reported on the solution for the ice buildup on the Public Safety Building's roof. The fair share to repair the roof would be \$12,500.00. The Township hopes to get the situation rectified before the snow flies.
4. The Township Board is recommending weight restrictions of 15 tons on Co. Road 677.
5. Kent Kelly reported on the Boat Ramp meeting of November 4. They discussed the lack of response from the National Park Service. It was the opinion of several that the boat ramp just be put in again next Spring.

6. The Township Board approved all four ordinances recommended by the Planning and Zoning Commission: The administrator for private roads, the height of fences from 5' to 6', the big foot ordinance and to allow zoning infractions to be a civil infraction.
7. The approval of one Tanker truck for Emergency Services.
8. Bill Thompson is looking into getting Ping Pong tables for the Townhall.

ZONING ADMINISTRATORS REPORT:

Bob Hawley was not present so no report was given.

ZONING BOARD OF APPEALS REPORT:

Joel Drake had no activity to report.

PUBLIC COMMENTS: Amy Peterson asked that she be considered for the Planning and Zoning Commission. She will prepare a letter to John Soderholm.

NEW BUSINESS:

John Pepler asked for clarification for perspective clients of his to build two new dwellings on property he hopes to sell. A motion that Cal and Nancy Killen may remove the existing two dwellings on Property #45-006-126-019-00 and replace them with a home and guest house was made by Lois Saltsman and seconded by Jim Seeburger. The motion carried unanimously.

It was decided that further discussion on Article IV. Section 6 - Shoreline setbacks, Article VII Business District - Prohibit single family dwelling in Business District and the changing of some lots from Residential V to Residential I & II be delayed. A Public Hearing Meeting was set for Wednesday, January 26 in the Townhall with an alternate date of Thursday, January 27. Dotti Thompson will check with Bonnie to make sure those dates are open.

OLD BUSINESS

The Future Land Use Plan was discussed. Jim Seeburger will be finished reviewing and commenting on it by next month. The County is finishing soon also. Kent Kelly said a resident with a planning background had read over and made many comments on the Plan that Mark Wycoff should address.

PUBLIC COMMENTS:

None

ADJOURNMENT:

A motion by Frank Wilcox and supported by Kent Kelly to adjourn the meeting carried. The meeting was adjourned by Committee member Jim Seeburger at 8:05PM.

Respectfully Submitted,

Dotti Thompson
Recording Secretary
Planning and Zoning Commission