

Approved

## GLEN ARBOR TOWNSHIP

Planning Commission  
Glen Arbor, Michigan 49636  
December 4, 2007

**CALL TO ORDER:** The meeting of the Glen Arbor Planning Commission was called to order at 7:30 PM by Chairman Lance Roman.

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

**AGENDA:** Jim Seeburger moved that the agenda be approved as presented and Frank Wilcox supported. Motion carried.

**APPROVAL OF MINUTES:** Jim Seeburger moved the minutes of the November 2007 meeting be approved as written. Kent Kelly supported. Motion carried.

**CORRESPONDENCE:** An article from the Traverse City Record Eagle regarding short term rentals in Elk Rapids was presented to Lance from Kent Kelly.

### **TOWNSHIP BOARD REPORT:**

Minutes were distributed for the Commission members to peruse. Of particular note:

- Kent Kelly reported on the PLIT update. Leelanau County will disburse 60% of the townships. Glen Arbor Township will send a letter and bill to Leelanau County for services rendered by Glen Arbor Emergency Services within the National Lakeshore.
- The Township Board approved a payment of \$13,744 to Lapham and Associates for a preliminary sanitary sewer and water system approval. Kent and Bonnie moved that the Township establish a Special Assessment District to support the construction and design of the public washroom. The motion failed 3-2. Kent mentioned that the Garden Club would provide some landscaping additions.

### **ZONING ADMINISTRATORS REPORT:**

Bob Hawley reported that 6 permits were issued in November.

### **ZONING BOARD OF APPEALS REPORT:**

Barbara Gordon reported that there was no meeting in November.

### **NEW BUSINESS:**

Lance Roman announced that we would have a Public Hearing on February 5, 2008 at 7PM before the regular monthly meeting at 7:30 to present the ordinance changes.

They are:

Item 1 – Residence definition stands as written.

Item 2 – Section V.5 Number 3: Change verbiage to read Detached Residential Extension.

Item 3 – Definition of mixed use. Take out the word should from the second sentence.

Item 4 – MI law compliance changes.

Item 5 – Amendment to zoning map to rezone missed lot at Glencraft Marina.

Item 6 – Rezone Crystal Bend lots from R3 to R2.

We will need to inform property owners by mail within 300 feet of properties on Crystal Bend and the lot at Glencraft Marina 30 days prior to public meeting. Letters will go out by January 5, 2008.

Lance will copy and distribute Version 4.1 for the Commission members by next week.

Jim Seeburger moved that we go forward with the Public Meeting and Hearing on February 5, 2008 and Lois Saltzman supported the motion. Motion carried.

The Rental issue will be item #1 in future business for next year.

Kent would like to see an ordinance considered regarding signage issues on next year's agenda.

Due to the Holiday, the next meeting of the Glen Arbor Planning Commission will be held on Wednesday, January 2, 2008.

### **OLD BUSINESS:**

There was no discussion.

### **PUBLIC COMMENTS:**

Jeanine Dean feels a survey should be sent out to determine if people want public washrooms.

### **COMMISSION MEMBER COMMENTS:**

Frank reported that the Trailways plans are on hold due to a refusal by the National Park Service to accept the plans as presented. Negotiations are ongoing to resolve the issues the Park Service has with the current plans.

### **ADJOURNMENT:**

Mr. Jim Seeburger moved the meeting be adjourned. The motion was seconded by Mr. Frank Wilcox and Chairman Lance Roman adjourned at 8:40 PM.

Respectfully submitted,

Dotti Thompson

Recording Secretary

Glen Arbor Township Planning Commission