

Approved

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

February 7, 2006

CALL TO ORDER: Chairman Lance Roman called the meeting of the Planning and Zoning Commission to order at 7:45PM

ROLL CALL: Present were Jerry Geisler, Barbara Gordon, Frank Wilcox, Lance Roman and Lois Saltsman. Jim Seeburger was absent.

AGENDA: Barbara Gordon corrected the spelling of Trac under the heading of Old Business and the correct spelling was changed to "track".

APPROVAL OF MINUTES: Kent Kelly moved that the minutes of the January 3 regular meeting be approved as corrected. Lois Saltsman supported the motion and it passed unopposed. Barbara Gordon will submit corrections to the January 3 Public Meeting to be approved at the March Planning and Zoning Commission meeting.

CORRESPONDENCE:

1. A letter from the National Park informing the public they are having their first meeting next week. .
2. An Email regarding the dredging update.

TOWNSHIP BOARD REPORT:

Kent Kelly reported on three Township Board Meetings:

January 17 Township Board:

- Stan Brubaker distributed a report of the Emergency Services Advisory Commission on its accomplishments of the last two years.
- Committee member Chuck Oflenloch read recommendations from the Glen Arbor Salary and Wage Advisory Committee. Resolutions will be in by February for the Annual Meeting in March.
- Bill Batterson reported for the Emergency Services Advisory Committee. The response time with the 911 dispatch center will continue to be worked on to meet the response time goal and the NPS grant money has been used to purchase wild fire equipment.
- Chief John Depuy reported that there were 310 ambulance calls and 155 fire calls last year. John Kenny, John Depuy, John Dodson and Davis will be going to Appleton, Wisconsin on 2/2/06 to review the drawings on the Quint and the engine.
- A report on the Public Restroom Facility was given from GRT. The location of a septic field ideally would be the township park on State Street. Research was done on volume used by the public washroom at the dune climb. They

came up with a flow rate of 2000 to 3200 gallons per day. Bonnie Quick asked if the pavilion that the Park District is contemplating could go over the drain field at the park. The rep from GRT said it would not be advisable but the pavilion could be constructed over the reserve field. The drain field is 100x100. An advanced treatment would cost \$60,000 to \$70,000. A grant to cover part of the public washroom will be explored. The County Health Department has not yet approved a smaller drain field. The Park District is currently working on a grant for their pavilion at either a 50% or 25% match.

- John Soderholm reported there is work being done on the old tower in preparation of it being taken down.
- Trudy Galla of the Leelanau County Planning Department gave a report on the recycling programs funding. This could be placed before the County voters in August.
- BATA has implemented a fixed bus route and the stop place is in front of the Townhall. A shelter will be constructed in the spring.
- Four banking facilities have been asked for bids for financing for the Fire Truck. Responses were due by 1/20/06.
- John Soderholm gave a report on the new budget. Special Board Meeting workshops were scheduled for 1/20/06 and 2/7/06.

January 30 Special Meeting:

- The auditors that responded to the RFP were discussed. Plante and Moran decided not to submit a proposal. Rehmann-Robson submitted a proposal for \$10,000 fee for the first year plus a \$700 for completion of the form F-65.
- The proposal from Traverse State Bank was accepted for the RFP for the fire truck.
- John Soderholm discussed the Fire Chief and the manpower study of the Emergency Services Advisory Commission.

February 7 Special Meeting:

- The increases approved by the Board and pending the vote at the Annual Meeting in March were: from \$15,768 to \$19,200 for the Treasurer, from \$25,326 to \$27,120 for the Clerk, from \$12,825 to \$15,000 for the Supervisor and from \$1,890 to \$2,000 for the Trustees.

ZONING ADMINISTRATORS REPORT:

Bob Hawley, Zoning Administrator reported the following two permits were issued:

1. Ed and Ann Sarkasian-#18 Loggers Run-Single Family Residence

2. Bert Rubinowitz-#91 Crystal Bend,Woodstone-Single Family Residence

NEW BUSINESS:

- Jim Seeburger put together recommendation for roadwork and Kent made a motion the following work be forwarded to the Township Board in the order listed. The motion was supported by Frank Wilcox and passed unanimously.
 1. Fisher Rd – Rebuild and Repave
 2. Day Forest-Repave
 3. Brooks-Pave
 4. Sunset-Improved Shoulders
 5. Cheney-Pave
 6. West Glen Eden-TBDAmy Peterson cited West Glen Eden needs work and it was added to the recommendation list
- There is a new ordinance regarding putting street addresses on all parcels being rezoned
- 5 parcels were left off the last change in zoning list as reported by the County. Lance feels the County is wrong. Three of the properties have half their property zoned commercial. Lance felt neither the County nor Glen Arbor had a correct zoning map. A letter will be written asking two of the properties to sign off. Lance will have this taken care of by the March meeting. One of the properties belongs to James Hinz on Manitou Blvd.
- Frank Wilcox attended several meetings of Trailways at Carmichael House. He reported that the Park is creating their Trailway. It will be blacktopped or diamond dust and five feet wide and will run from south of Empire to Port Oneida. MDOT will not permit a Trailway on their road. They may widen M22 but will not permit it to be call a Trailway.
A map will be forthcoming next week

OLD BUSINESS

Barbara Gordon reported that she has been working with a recycling group in the county. A location in Glen Arbor at Leelanau School is open to having it there again. Leelanau School is zoned recreational or resort. They will need three containers rather than two as before and now will take clear glass.

Barbara submitted list of properties at the Narrows with parcel numbers, owners and property sizes to be rezoned from Resort toR1. Barbara will double check the lot sizes she listed. Barbara recommended that all be changed to R1. The Marina and Schmid properties be kept as Resort rental. The Commission will possibly recommend keeping rental places zoned as resort. .

Kent Kelly provided maps and information regarding lots in the area behind the Yacht Club. Kent recommends not increasing density. These lots are currently zoned R3. Kent reported that to check zoning restrictions on these properties you have to go to the County and go through them one by one.

Jerry Geisler provided parcel numbers, owners and sizes of lots zoned R4 in the entire township. It is proposed these lots get rezoned to R6. Rezoning to R6 would keep several properties from splitting.

The Planning and Zoning Commission decided to leave the rezoning of R4 parcels zoned as R4 and make no change in their zoning.

Jerry reported that the owner of the Foothills Restaurant and Motel cannot get a Homestead exemption on a commercially used piece of property. The owner questioned whether he should rezone all 7 acres as Resort. Lance advised that the Planning and Zoning Commission cannot give recommendations.

PUBLIC COMMENTS:

Amy Peterson would like a paper copy of zoning ordinance for people who do not have access to computer. Lance recommended that you can print on demand from the website. Amy asked who controls the accuracy of the maps. Lance responded that the County controls the zoning maps.

Ms. Peterson also asked who is responsible for getting the change of ordinance published. Lance does it at the present time and there is no formal procedure for doing this. The new version of ordinances is dated and the new number is recorded. There is also a paper trail.

Amy wondered if there was any hope for the Maple trees MDOT is planning to take down from along side M22. Lance said MDOT governs the fate of the trees.

COMMISSION MEMBER COMMENTS:

Frank Wilcox asked Lance to clarify the reason for the zoning going from 3.8 to 4.0 rather than 3.9. Lance explained that when major changes in zoning are made you skip to the next round number.

ADJOURNMENT:

A motion to adjourn was made by Frank Wilcox and seconded by Lois Saltsman. The meeting was adjourned by Chairman Lance Roman at 9:50 PM.

Respectfully Submitted
Dotti Thompson
Recording Secretary
Planning and Zoning Commission