

Approved

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

June 7, 2005

**CALL TO ORDER:** Commission CoChairman Frank Wilcox called the meeting to order at 7:30 PM

**ROLL CALL:** The following members were present: Kent Kelly, Lois Saltsman, Barbara Gordon, Frank Wilcox, and Jim Seeburger. Lance Roman was absent.

**AGENDA:** Approved with additions by Kent Kelly.

**APPROVAL OF MINUTES:** . Jim Seeburger moved to approve with corrections. Barbara Gordon supported. Motion carried.

**CORRESPONDENCE:**

The following letters were received from residents of Sheridan Lane concerning the keyholing issue:

Sarah and Herb Taggart  
James Schlueter  
Carol Schlueter  
Kristine and Paul Yared  
Arthur and Genevieve Baker  
Mike and Diana Sheridan

**TOWNSHIP BOARD REPORT:**

Kent Kelly reported on the following Township Board Meeting:

- The new chassis for the portable hydrant truck will cost 30,785.00.
- Terry Gretzma asked the Board to revisit the idea of putting restrooms at the old firehouse property. This will be discussed at the next meeting of the board.
- The ramp gate is awaiting permits by the County Road Commission and approval for the electric.
- The noise level of the proposed ceiling fans for the Townhall is being investigated. The purchase of the fans was approved by the Board subject to discussion on noise level..
- A transfer of the Liquor License to the new owners of Western Avenue Grill was approved.
- There was no new information on the American Tower
- The Board accepted the invitation from John Depuy to take the old chairs out of the old firehouse for use in the Townhall.

## **ZONING ADMINISTRATORS REPORT:**

Eight permits were issued last month:

- Ben Briker-a bedroom addition at 6897 S. Dune Hwy
- Jennifer Dahm-deck addition at 5865 Northwood Drive
- Cal & Nancy Killen-single family residence at 5897 Northwood Drive
- Boondocks-deck addition at 5858 Manitou Blvd
- Kevin Roush-single family residence at #9Pinetrace,Woodstone
- Kim Polman-single family residence at 4745 Northwood Drive
- Steve Shuker-single family residence at 3245 Cheney Road
- Boicourt-single family residence at #19 Deer Park,Woodstone

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

None.

## **PUBLIC COMMENTS:**

Steve Rader-Sheridan Lane. . Complained about vehicles parking on sidewalks.  
Parking on Lake Street at M22 intersection is hazardous due to blocked vision  
Mike Sheridan commented that people are still walking in the streets and not using sidewalks.

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## **NEW BUSINESS:**

Tim Barr asked for approval to change the former gas station into a retail store and arcade. Jim Seeburger moved to approve the change and Kent Kelly supported.  
Motion carried.

Barbara Gordon reported that Mark Wycoff needs maps showing where the properties are where keyholing is going to be an issue. Barbara has maps showing entire township. Sample ordinance samples were distributed to the commission for perusing.

Current issue and future issues need to be identified. Bud Olson – Sheridan Lane suggested that the easement does not attach to the lot. Two lots would butt to each other to use Lake access property. He would like the Commission to check with an attorney to see if this is legal.

Paul Trost –Sheridan Lane resident asked the Commission to please not disrupt this excellent community. The area has a thistle that is an endangered species.

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Mike Sheridan says it will ruin neighborhood and eventually have another “Homestead”.

Bob Hawley read the entire Keyholing Ordinance. It was suggested that a lawyer be contacted and verbage be clarified to read property be limited to residential use by residential properties. Clarity should be specific so it cannot be challenged.

Susan Keen – Sheridan Lane thanked the Commission for understanding problem and moving on it.

Steve Rader commented that Ordinance needs to be ironclad and defensible.

Kent Kelly added that the ordinance should not be given the keyholing name. This information needs to be forwarded to Mark Wycoff. Every lot on the Lake is a potential problem.

### **OLD BUSINESS**

Review of County Masterplan by Eric Winkleman

Eric Winkleman stated that the County is looking for countywide noise ordinance.

Leelanau General Plan needs to be returned by July 16 – July 18 The zoning ordinance has to be in Master Plan and updated every five years by State Law.

Eric Winkleman noted that the County Plan is not user friendly and very large. They will develop a posterboard that will be a little more user friendly. He would like page 7 of preface to state what the principal goal is.

Mr Winkleman suggested that the first chapter you read is Chapter 12(land use) then 13 and 14 and maybe 15. All counties and townships and villages that border on Leelanau County need to read Plan. Feel free to email Eric Winkleman or Trudy or Sarah with questions.

### **PUBLIC COMMENTS:**

Bob Hawley commented on the Empire Township Master Plan He suggests the Townships consider collaborating with adjacent townships. Grand Traverse and Leelanau County are working together to try to recycle. It would be beneficial to meet with Empire on various issues that concern both municipalities.

### **COMMISSION MEMBER COMMENTS:**

Kent Kelly has written a revision of By Laws Section 7 Attendance: Excused and Unexcused Absence. This is to be reviewed at next Planning and Zoning Commission meeting.

### **ADJOURNMENT:**

Jim Seeburger moved the meeting be adjourned and Barbara Gordon seconded the motion.

The meeting was adjourned by Frank Wilcox at 9:08 PM

Respectfully Submitted

Dotti Thompson  
Recording Secretary  
Planning and Zoning Commission