

Approved

GLEN ARBOR TOWNSHIP
Planning and Zoning Commission
Glen Arbor, Michigan 49636
June 6, 2006

CALL TO ORDER: Chairman Lance Roman called the regular meeting of the Glen Arbor Township Planning and Zoning Commission to order at 7:30 PM.

ROLL CALL: Present were Jerry Geisler, Frank Wilcox, and Lance Roman. Barbara Gordon and Jim Seeburger. Lois Saltzman was absent. Attorney Dick Figura was also present and Township Treasurer Terry Gretzma, Trustee Bill Thompson, and Township Supervisor John Soderholm were present by invitation.

AGENDA: Approved as written

APPROVAL OF MINUTES: The minutes of the May meeting we approved by a motion from Barbara Gordon and supported by Jim Seeburger. The April minutes were not available at the May meeting and were corrected and approved.

CORRESPONDENCE: There was no correspondence

TOWNSHIP BOARD REPORT: Due to time restraints, Kent Kelly passed out a copy of the Township Board minutes from the regular May meeting.

ZONING ADMINISTRATORS REPORT:

Bob Hawley was present and reported on the following permits:

- ❖ Ran & Jeff Bellows - 4873 Northwood Drive - residential addition
- ❖ Gary Baumdraher - 1608 W. Trumbull Road - accessory building
- ❖ Lee & Judy Gardner - 7040 W. Harbor Hwy - outdoor kitchen/ pergola
- ❖ Steve Glenn - 6100 W. Fisher Rd - single family residence
- ❖ Jim Shook - 7814 W. Dunns Farm Road - garage
- ❖ Jim Smith - 7905 W. Dunns Farm Road - single family residence
- ❖ David Laansma - 6455 S. State Street - portable storage building
- ❖ Bayberry Group - The Homestead - deck and storage addition

ZONING BOARD OF APPEALS REPORT:

There was no meeting so no report was available.

NEW BUSINESS:

Glen Arbor Township Attorney Dick Figura reported on the changes in the State of Michigan new Zoning Act going into effect July 1, 2006. Mr. Figura reported that most of the changes that will effect Townships are procedural. Mr. Figura will go through the Glen Arbor Township Planning and Zoning procedures against the new statutes and recommend the changes that will need to be made. Attorney Figura feels he will be ready to have the recommendations ready by the August Planning and Zoning meeting.

Mr. Kevin Rousche presented a site plan for a multi family condo unit on Lake Street next to Doc Houghton's office. The condos would be two bedroom units approximately 1500 sq. feet.

Bob Hawley reported that Mr. Rousche's site plan is in compliance. Lance noted that we can ask for a detailed site plan review.

There was a motion by Jim Seeburger and supported by Frank Wilcox that the concept be approved to be followed up by a detailed site plan, which includes landscaping, and with the approval of the zoning administrator. Mr. Rousch will try to have the required items together by the July Planning and Zoning meeting.

The regular meeting of the Planning and Zoning Commission would fall on July 4th. It was decided to change the meeting to Monday, July 10. The appropriate notices of meeting change will be put in the Enterprise and posted at the Townhall and Post Office.

OLD BUSINESS:

1. Agenda items a., b., c., and d. are complete
2. Frank Wilcox was assigned to item e which referred to changes in the Recreation District. Frank suggested changing Recreational to R2 and the Woodstone community as Recreational or R3. A Public Hearing will be held to make these intentions known.
3. Jerry Geisler volunteered to work on the changing of the Marinas from R2 to Resort.
4. Lance will work on the Don Lewis property with the intent of limiting single family dwellings in the Commercial District.
5. Glen Arbor Township Zoning includes both a Business District and a Commercial District and they are the same. The Commission's feeling is it would be better to go with a Commercial District. Lance will call Mark Wycoff for help with this issue.

PUBLIC COMMENTS:

There were no public comments.

COMMISSION MEMBER COMMENTS:

There were no further Commission member comments at this time.

ADJOURNMENT:

Jim Seeburger moved the meeting be adjourned and Frank Wilcox seconded the motion. Chairman Lance Roman adjourned the meeting at 9:30pm.

Respectfully submitted,
Dotti Thompson
Recording Secretary
Glen Arbor Township
Planning and Zoning Commission