

**Approved**

## GLEN ARBOR TOWNSHIP

Planning Commission  
Glen Arbor, Michigan 49636  
March 4, 2008  
Regular Meeting

**CALL TO ORDER:** Vice Chairman Frank Wilcox called the meeting of the Glen Arbor Planning Commission to order at 7:30 PM

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

**AGENDA:** Jim Seeburger moved to approve the Agenda as written and Lois Saltzman supported. The motion passed.

**APPROVAL OF MINUTES** Jim Seeburger presented a motion to approve the minutes as written and Kent Kelly supported. The motion passed.

### **CORRESPONDENCE:**

A letter from Gregory Besio regarding a fence at Glen Craft Marina to enclose the clutter in the work/storage area.

Discussion ensued regarding fence height between residential and resort district. A suggestion was to require a property bordering a residential property zoned commercial or resort to put up a fence unless the neighboring residential property does not want it. Bob Hawley will contact Kathy and Tom Aylsworth regarding fencing in the objectionable area to prevent having to write a fence ordinance. Mr. Hawley will report next meeting regarding his conversation with the Aylsworths.

### **TOWNSHIP BOARD REPORT:**

The regular monthly meeting of the Township Board was held on February 19, 2008. Kent provided copies of the minutes for the Commission members to peruse. Of particular interest were the budget committee recommendations for pay increases for Township Board members. These increases will be voted on at the annual Township meeting.

John Dodson reported that there has been a 15% increase in calls for service. Kent discussed regulating For Rent and For Sale signs on residential property.

### **ZONING ADMINISTRATORS REPORT:**

Bob Hawley reported he issued 3 permits in February.

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

Barbara Gordon was not present so no report was given.

### **PUBLIC COMMENTS:**

There was no public present.

## **NEW BUSINESS:**

Jim Seeburger and Lance Roman attended the February 28<sup>th</sup> meeting of the Sewer Investigation Committee. So far the Committee is looking at 3 areas for the sewage treatment plant but has not come up with a viable area as yet. The cost is under consideration and so far rough estimate would be \$24,000 to hook up and a \$2,000 annual maintenance fee. The Committee is hoping to have a plan to present at the annual Township meeting.

## **OLD BUSINESS:**

1. Rentals – awaiting verbiage from Lance Roman
2. Rental/For Sale signage ordinance needs verbiage
3. Guidelines can be adopted to regulate appearance of commercial buildings - to be discussed at a future meeting.
4. Site Plan Review – waiting on Dick Figura.
5. The County Board is to have a water quality summit and will take care of this issue at the County level.
6. The Conservancy will make some recommendations regarding the issue of hillside development standards.
7. Clear cutting - Jim Seeburger felt this was another issue for the Conservancy.
8. Develop uniform Lake regulations are a topic to work on. Commission should work with Empire on this topic.
9. Boat houses and garage living quarters. This issue has been dealt with previously.
10. Zoning already in place to regulate multiple residences on large single waterfront Lots. R1 can have a residence for each 15,000 sq ft and R2 can have a residence for each 30,000 sq ft.
11. The Commission agreed to drop discussion regarding shared parking lots in the Commercial District.
12. Road ends issue is on hold until Sara Litch addresses the Commission.
13. Commission decided that there was no need to rezone R6 and/or Ag.
14. The Windmill issue does not need to be addressed. Lots are not big enough for a *fall line* and the 40 foot zoning is not high enough to accommodate a functioning windmill.

## **PUBLIC COMMENTS:**

There is no public in attendance.

## **COMMISSION MEMBER COMMENTS:**

All Commission member comments were made during topics discussions.

## **ADJOURNMENT:**

Vice Chairman Frank Wilcox adjourned the meeting of the Planning Commission at 8:53PM

Respectfully Submitted  
Dotti Thompson  
Recording Secretary  
Glen Arbor Township Planning Commission