

APPROVED AS PRESENTED

**GLEN ARBOR TOWNSHIP
Zoning and Planning Commission
Glen Arbor, MI 49636**

May 3, 2004

Special Master Plan Meeting

The Special Master Plan Meeting of the Glen Arbor Zoning and Planning Commission was called to order by Vice-Chairman Terry Gretzema in the Glen Arbor Town Hall Meeting Room at 7:00 p.m. Those present were: Joel Drake, Frank Wilcox, Kent Kelly, Lois Saltsman & Terry Gretzema. Lance Roman and Jim Seeburger were absent. Mark Wyckoff, the Master Plan Consultant, was also present.

REPORT ON MEETING WITH ADJOINING JURISDICTIONS

May 3, 2004 at 3:00 p.m.

It was noted that representatives from Empire (Duane Suggart) and Kasson (Ginny Rockwood) Townships attended and a number of issues of mutual concern were discussed, i.e. public sewers, multiple family housing, industrial land uses, lake front development, and hillside development, among others. Those present from Glen Arbor Township Zoning and Planning Commission were: Terry Gretzema, Frank Wilcox, Kent Kelly and Joel Drake. Absent were: Lance Roman, Jim Seeburger and Lois Saltsman.

REVISED DRAFT OF VACANT LAND DEVELOPMENT

Mark Wyckoff noted that he had consulted with John Peppler regarding existing deed/development restrictions of vacant parcels. Mark noted that the data is not complete as we are waiting for data from the Homestead Resort. However, he noted that with the information provided by John Peppler it appears that deed/development potential is significantly less than the initial data suggests.

THE GLEN LAKE/CRYSTAL RIVER WATERSHED PLAN

Mark Wyckoff pointed to this plan noting that it is "current and very good". He recommended that all Z & P members read it with an eye to including portions of it in the New Master Plan. He noted that supporting the plan (or portions of the plan) in the G.A. Master Plan will add support for any future Zoning Ordinances enacted to promote water quality.

The Plan details a number of actions that Glen Arbor Township can take to preserve/improve water quality and the following were discussed:

- Adopt Scenic Quality Standards and Hillside Standards. Mark noted that Section 30 of the Township has a lot of property on a steep hillside. Development of this hillside will be visible all around Big Glen Lake when the trees are removed for building. Mark noted that Glen Arbor does not currently review construction for aesthetic standards.
- Require a vegetation buffer around the lakes; 1 foot high and 15 feet deep is recommended.
- Beef up keyhole standards – Empire Township already has a set of strong ones in place.
- Beef up bigfoot standards – we currently have lot build out restrictions and height restrictions are in the works.
- Require septic system inspection and periodic maintenance. Mark noted that this may come into being via legislation at the State level – a septic inspection may be required at the time of sale.
- Adopt wetlands protection standards. Mark noted that these must be submitted to the State...just as a matter of record.
- Establish groundwater recharge area protection.
- Reduce sediments by linking Zoning to SESC standards
- Improve design of water access sites. Mark noted that water access points are not well designed and result in sediment run off, especially for the Crystal River.
- Support redesign and reconstruction of culverts. Mark noted that the culverts in the Crystal are of varying sizes which creates fast and slow spots in the course of the river. Frank Wilcox noted that the culvert for the Old Mill Pond (West of Little Glen Lake) is blocked/restricted.
- Support identification and protection of wildlife corridors.
- Encourage landowner participation in conservancy programs and dedication of conservation easements. Mark noted that this could be achieved with information/education programs.

May 3, 2004

Special Master Plan Meeting Cont.

GLEN ARBOR VILLAGE COMMERCIAL/RESIDENTIAL ISSUES

Residential Build Up in Commercial Districts

Mark noted that a significant number of residential dwelling have been build on commercially zoned lots. Rezoning to residential, prohibiting the building of residential dwellings on commercial lots or allowing residential use of the second floor only for a building on a residential lot were discussed as options.

BIG FOOT AND KEYHOLING ISSUES ON GLEN LAKE

Big Foot and Keyholing Issues were discussed with Mark recommending a 28 to 30 foot height restriction on Commercial Lots. He also noted that he had acquired a great deal of information on this issue at the 3:00 p.m. meeting with neighboring townships.

KEY ELEMNTS OF THE TOWNSHIP FUTURE LAND USE STRATEGY

Mark noted a number of limitations for the future land use; past decisions, natural features, National Park, land splits, deed restrictions and septic limitations.

The current septic systems are probably not good for the long-term water quality of the area but there is not enough density or possible density (under the existing Zoning) for anything else.

Scenic quality and high water quality define the character of the Township and these have to be the foundation for the new plan.

Given the above the future land use of Glen Arbor Township will be much like the present (but build-out will most likely be reached within 20 years):

- Primarily seasonally occupied residential dwelling, but steady increase in residency periods.
- Cottages replaced by year around homes.
- New focus on standards for hillside development and exterior character of new buildings.
- New focus on waterfront development standards: keyholing, bigfoot, wetlands protection etc.
- More seasonally occupied commercial establishments in the Village.
- More joint efforts with adjoining jurisdictions to help provide needed land uses, services and conservation efforts.

TOWN MEETINGS

Dates were selected for two future Glen Arbor Township Public meetings (Town Meetings) on the Master Plan: June 23rd and August 18th 2004 at 7:00 p.m. in the Glen Arbor Township Hall.

The June 23rd meeting will present/discuss: Build-out and implications, septage and waste disposal, scenic preservation issues, water quality, village development, infrastructure issues, boat launch etc.

The August 18th meeting will be soliciting input from the public on the Draft Master Plan.

SEASONAL PHOTOS OF THE TOWNSHIP

Mark noted that he really needs seasonal photos of the Township to illustrate the New Master Plan. Terry Gretzema noted that he would get those to Mark.

The Meeting was adjourned the meeting at 9:10 p.m.

**Glen Arbor Township Zoning and Planning Commission
E-Mail Addresses
March 25, 2004**

Joel Drake	jsdoriginals@aol.com
Terry Gretzema	tgretzema@chartermi.net
Bob Hawley	hawley@centurytel.net
Kent Kelly	kentkgl@chartermi.net
Bill Olson	wjoglenarbor@aol.com
Lance Roman	rj@traverse.com
Lois Salstman	lody@northlink.net
Jim Seeburger	djseeburger@aol.com
Zoe Smith	zoezone@earthlink.net
Frank Wilcox	Unwilling to join the age of Technology ☺

