

Approved

GLEN ARBOR TOWNSHIP
Planning Commission
Glen Arbor, Michigan 49636

October 5, 2010

CALL TO ORDER:

Chairman Lance Roman called the meeting of the Planning Commission to order at 7:30 PM

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ROLL CALL:

Present were Lance Roman, Fred Missad., Sue Nichols, Lois Saltsman, Kent Kelly, and John Peppler. Bill Stege was absent.

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AGENDA:

Kent Kelly had information on the lake front proposed ordinance to add to New Business.

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APPROVAL OF MINUTES:

Fred Missad made the motion to approve the minutes of the September Planning Commission meeting and Kent Kelly supported. The motion carried unanimously.

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CORRESPONDENCE:

The Commission received a letter from Wm Jones thanking the Commission for hearing his concerns at the September Planning meeting.

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TOWNSHIP BOARD REPORT:

Kent Kelly provided minutes from the Township Board Meeting to peruse. A Public Hearing was held September 8 to review the 2011-2012 budgets for Emergency Services special Assessment District.

The regular meeting of the Glen Arbor Township Board was held on September 21. Of particular note:

The Emergency Services budget is going up 1/23% but the millage will remain the same.

The Board passed a Township Ordinance banning the use of phosphorus in lawn fertilizers.

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ZONING ADMINISTRATORS REPORT:

Bob Hawley reported that he issued 4 permits in September. He also reported that he removed several off premise signs throughout the month.

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ZONING BOARD OF APPEALS REPORT:

John Peppler reported that no action was taken by the ZBA in September and the request denied at the August hearing was not pursued any further.

NEW BUSINESS:

Review status of Master Plan – Lance

Kent Kelly received a response from Empire regarding the proposed waterfront ordinance revision and provided a copy of the response. There has been no response from the Glen Lake Association.

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The Master Plan to-do list was discussed.

Lois: Chapter 1, 2, and 4: Lois has not had a chance to work on her chapters but did point out that one map shows the old firehall where the Glen Arbor Gardens now sit.

Sue: Chapter 3: Has not had the opportunity to get together with the Assessors to obtain maps.

Kent: Chapter 5: Felt his Chapter was very wordy.

Fred: chapter 6: Mostly irrelevant but due to content it should be retained in the document mostly verbatim.

Bill: Chapter 7: Both items are on Commission's to- do list. Concerned that they may be hard to enforce. Some rewriting should be done to update to 2010.

John: Chapters 8 and 9: John is preparing comments on his chapters.

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OLD BUSINESS:

Proposed new topics from Version 4.4 to 4.5

Encourage the use of natural vegetation strips along shorelines, and link to new Township wetland regulations. Ask Rob Karner to provide guidance

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Add hillside Development standards to prevent erosion, retain natural vegetation and prevent prior to review of an Application for site plan or other zoning approval – Fred to interface with Mike and Sara Litch

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Other items under consideration:

Review need of windmill regulation inclusion – Kent Kelly

Kent is meeting with Dick Figura, Township Attorney to discuss County ordinances.

Parking and use of RV's on residential lots with no permanent disposal – Fred Missad

Fred got information from Trudy Galla and he will meet with Dick Figura. This item will go to Public Hearing in February so an ordinance can be in place by the first of May.

The following items were not discussed at this meeting:

Vehicular Signage

Road repair punch list

North Oak

South Forest Haven

Miller Hill

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PUBLIC COMMENTS:

There were no members of the public present.

COMMISSION MEMBER COMMENTS:

John Pepler is attending a Planning meeting in Benzie County on Thursday, October 14.

The November 2 meeting of the Planning Commission is canceled due to the November 2 general election. Lance will notify Bill Stege and a notice will appear in the Enterprise.

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ADJOURNMENT:

Chairman Lance Roman adjourned the meeting at 8:10 PM.

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Respectfully Submitted
Dotti Thompson
Recording Secretary
Glen Arbor Township
Planning Commission

APPROVED