

Approved

GLEN ARBOR TOWNSHIP

Planning Commission
Glen Arbor, Michigan 49636
January 2, 2007
Public Hearing

CALL TO ORDER: Chairman Lance Roman called the Public Hearing Meeting of the Glen Arbor Township Planning Commission to order at 7:00 PM.

ROLL CALL: Barbara Gordon, Lance Roman, Jim Seeburger, Jerry Giesler, Lois Saltsman, Frank Wilcox and Kent Kelly.

PURPOSE: To introduce nine zoning changes to be recommended to the Township Board for approval to comply with the Master Plan. This will change the Zoning Ordinance from 4.0 to 4.1. These proposals are listed on the Website and will remain there for public information.

1. **Elimination of Single Family in the Business District.** Jim Seeburger moved to accept Frank Wilcox supported. Motion carried unanimously.

PUBLIC COMMENT:

- Mike Sutherland has 13 commercial lots on Crystal River and on Oak Street SE of Old Kent Bank. Mike is concerned about developing the lots residentially. The County will allow residential and not commercial.
 - Commission recommended Sutherland consider Mixed Use. Mike questioned the possibility of setting up a separate zoning district for his properties as they are unique. Also recommended was the possibility of getting his Land Use Permits now which would Grandfather his project.
2. **Rename Commercial Resort District to Resort District.** Jim Seeburger moved to accept and Barbara Gordon supported. Motion carried unanimously.
 3. **Rename CZO to Clustered Housing.** Kent Kelly moved to accept and Jim Seeburger supported. Motion carried unanimously.
 4. **Define Setback From Edge of Pavement.** Jim Seeburger moved to accept and Frank Wilcox supported. Motion carried unanimously.
 5. **Eliminate Recreational Open Space Section VII.2** Jerry Giesler moved to accept and Barbara Gordon supported. Motion carried unanimously.

6. **Rezone S. Dunns Farm Road & W. Trumbull Road from R3 to R2.** Jim Seeburger moved to accept and Kent Kelly supported. Motion carried unanimously.

PUBLIC COMMENT:

Mr. Plowman was concerned regarding splitting his property under the new Zoning ordinance. The Commission assured him that his property was Grandfathered and he would be able to split if he chooses to do so. Mr. Plowman also questioned the Commission on the new Junk Ordinance. He was informed that the Planning Commission has no jurisdiction over the Junk Ordinance.

7. **Rezone Recreational-Woodstone to R2.** Jerry Gielser moved to accept and Barbara Gordon supported. Motion carried unanimously.7.2
8. **Rezone Glen Craft Marina to Resort as per Master Land Use Plan.** Barbara Gordon moved to accept and Jim Seeburger supported. Motion passed unanimously.

PUBLIC COMMENT:

Laura Aylsworth had concerns that there might be some change in the way they presently are doing business. The Commission assured her that there was no change in zoning to prevent them from doing business just as they are. She also expressed concern regarding a buildable lot on their property. There is no restriction against building on the lot as per Bob Hawley.

Tom Aylsworth commented that they acquired a parcel in the corner of their property #038-00 and it should be zoned as part of their new Zoning. Lance added that item to the new to-do list.

Tom also added that enforcement is necessary to prosecute enfracctions of the junk ordinance.

9. **Change all References of Commercial District to Business District.** Jim Seeburger moved to accept and Kent Kelly supported. Motion carried unanimously.

ADJOURNMENT:

The Public Hearing Meeting was adjourned at 8:00 PM by Commission Chairman Lance Roman

Respectfully Submitted,
Dotti Thompson
Recording Secretary
Glen Arbor Township Planning Commission