

Approved

**GLEN ARBOR TOWNSHIP**

Planning Commission

Glen Arbor, Michigan 49636

September 9, 2008

**CALL TO ORDER:**

Chairman Lance Roman called the meeting to order at 7:30 PM.

**ROLL CALL:**

Present were Jerry Giesler, Kent Kelly, Lance Roman, Jim Seeburger, Frank Wilcox and Lois Saltsman. Barbara Gordon was absent.

**AGENDA:** Approved as submitted.

**APPROVAL OF MINUTES:**

Jim Seeburger moved the minutes be approved as written and the motion was supported by Kent Kelly and passed unanimously.

**CORRESPONDENCE:**

There was no correspondence

**TOWNSHIP BOARD REPORT:**

Kent Kelly provided the minutes from the August 19 Township Board meeting and highlighted particular areas of interest. Kent stated, in addition to the minutes, that the bids for the Garden/Washroom project will be opened on Friday, September 12. The minutes are attached to these minutes for perusal.

**ZONING ADMINISTRATORS REPORT:**

Bob Hawley reported that he had issued three permits in August.

**ZONING BOARD OF APPEALS REPORT:**

Barbara Gordon was not present to report on the Zoning Board of Appeals.

**NEW BUSINESS:**

Mike Sutherland and his attorney, David Bedells were present and provided two letters regarding the parking and signage at The River miniature golf course. Mr. Bedells stated he had personally measured off 29 parking places available at this time. The parking, however, is not on the same parcels as the golf course. Sutherland was to provide an updated site plan with dimensional detail for size and setback for both parking and structures. He did not have the required site plan available, but presented another site plan drawing that was the commission had not seen before. The drawing had no dimensioning. Sutherland assured the Commission he would have a dimensioned site plan at the October 7 Planning Meeting. The

dimensions and setbacks will be verified by Bob Hawley before it is presented to the Commission in October.

Discussion ensued regarding a legal way to insure that parking would be located on the properties that the golf course encompassed. Mr. Bedells will provide a letter within the next week addressing the issue. The Commission will review this letter and decide if it will suffice in insuring that parking will be available with the golf course should it be sold at a future date.

Road End Ordinance: Kent Kelly attended the Road Commission meeting and presented the draft prepared by Township Attorney, Dick Figura. The Road Commission was in favor of putting together an ordinance. Fire circles, sunbathing and camping would not be allowed at road ends. The ordinance would apply to platted and public road endings on inland lakes as well as Lake Michigan. Township Supervisor John Soderholm suggested adopting an ordinance and if anyone thinks it is not applicable, they can sue the Township.

Jim Seeburger suggested putting a comma after the word *dwelling* on page 40, section A of the Zoning Ordinance. Lance will make the change.

### **OLD BUSINESS:**

1. Done
2. This is a County project.
- 3/4. It was decided to wait for Sarah Litch to return to discuss this topic. A professional may need to be hired to evaluate the existence of erosion sites possibly affected by tree clearing and grading.
5. There will be no ordinances regulating dock length on the Glen Lakes.
6. The Township Board is working on the Road End issue.
7. Discuss the need for both Ag and R6.
8. Townships can put together a zoning ordinance for windmills. Future project.
9. Lance will call Bob Sutherland regarding the dumpster screenage ordinance.
10. Bob Hawley reported that there have been no infractions of the rental/sale sign ordinance all summer.
11. Lance will take care of defining the terms rental and lease as the definitions are the same.
12. An ordinance needs to be written regarding site plans requiring parking on commercial properties. Site plans will need to include all dimensions before they can be approved.

### **PUBLIC COMMENTS:**

None

### **COMMISSION MEMBER COMMENTS:**

None

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**ADJOURNMENT:**

Chairman Lance Roman adjourned the Glen Arbor Township Planning Meeting at 9 PM.

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Respectfully submitted,

Dotti Thompson

Recording Secretary

Glen Arbor Township Planning Commission