

GREEN LAKE TOWNSHIP PLANNING COMMISSION
GOLDEN FELLOWSHIP HALL
9700 RILEY ROAD
INTERLOCHEN, MI
April 24, 2023

MEETING MINUTES

1. CALL TO ORDER: By Vice Chairman Barck at 6:00 pm.
2. PLEDGE OF ALLEGIANCE: Was recited by all.
3. ROLL CALL: Board members present were Schuster, Barck, Wilson, Klabunde, Dean and McDonald. Schworm absent. Also, present were Alycia Reiten, Planning and Zoning Director and Mary Jo Barck, Recording Secretary.
4. APPROVAL OF AGENDA: **Motion by Schuster, supported by McDonald to approve the agenda as presented. Motion Carried.**
5. APPROVAL OF MINUTES: **Motion by McDonald, supported by Klabunde to approve the minutes of the March 27, 2023 meeting as presented. Motion Carried**
6. FIRST PUBLIC COMMENT: None
7. CONFLICT OF INTEREST: None
8. CORRESPONDENCE: Dave Huxtable, via email – re: MPA 23-002 & ZMA 23-003
9. OLD BUSINESS: None
10. NEW BUSINESS:
 - a. SEP 23-002 – A request for approval of a Special Event Permit for TNT Fireworks at 2022 Old Grande Ave, Interlochen, MI.

Brian Lopac

350 Sherman

Marquette, MI

Mr. Lopac said he has followed all application requirements and has met all requirements each year. He is following the new sign ordinance. The Fire Marshal will walk through for approval.

Discussion:

Schuster said there were no problems with his business last year.

Motion by Schuster, supported by Wilson to approve SEP 23-002 Special Event Permit for TNT Fireworks as presented.

Voice Vote. Motion Carried Unanimously.

b. MPA 23-002 – A public hearing to receive and discuss any public comment for consideration relative to a proposed amendment to the Green Lake Township Master Plan related to one area of Open Space to become Commercial located at 11512 US Hwy 31 and owned by Scott Worden.

Scott Worden

11512 US31 S

Mr. Worden stated he is owner of Interlochen Boat Shop and the property is currently for sale. He was not aware that at some point the back portion of the property was zoned residential, he thought all of it was commercial. His buyer, who he thinks will really clean the business up, will not purchase if it is not commercial. He feels the rezoning back to commercial is a legitimate argument for the township – the new owner will clean it up.

Barck asked if the sale was contingent on the rezoning. Mr. Worden said it was. Mr. Worden added that his tax bills all say the property is commercial. Klabunde asked staff acreage of each, and answered with not specific acreage but it is about 1/3 commercial and 2/3 residential. Barck then asked Mr. Worden if he had any additional information to share, he replied no.

Open Public Hearing: 6:19 p.m.

Tom Tishuck

11500 US31 S

Mr. Tishuck said he is an east neighbor and having it all fixed up and changing the zoning is a fine thing to do.

Close Public Hearing: 6:20 p.m.

Barck polled the members for comments.

Schuster said it was commercial before, not sure why it split but there is no sense in the split.

Klabunde said property owner didn't know about change until he was attempting to sell it.

McDonald said ordinance and map were rewritten at one time and notices of changes were not all that clear to people. He may not have realized it.

Barck asked for a motion to approve or deny.

Motion by McDonald, supported by Klabunde to approve MPA 23-002 as presented.

Voice Vote. Motion carried unanimously.

c. ZMA 23-003 – A public hearing to receive and discuss any public comment for consideration relative to a proposed zoning request from R-1 Residential to Commercial located at 11512 US Hwy 31 and owned by Scott Worden.

Barck polled the applicant and members for any further comment. None received.

Open Public Hearing: 6:24 p.m.

No comments.

Close Public Hearing: 6:24 p.m.

Barck said he would like to look at and work on the runway zoning, not sure how it all came about.

Barck asked for a motion to approve or deny.

Motion by Klabunde, supported by Schuster to approve ZMA 23-003 as presented.

Voice Vote. Motion carried unanimously.

11. OTHER BUSINESS: Master Plan Work Session

Dr. Grobbel presented the first draft of the amended Master Plan and he and the members reviewed the section changes and observations. Dr. Grobbel said this goes beyond zoning map and integrates policy, goals and actions. Townhalls and surveys indicate residents would like to keep existing structure but grow more. Blight came up often as a concern of residents along with youth and senior activities.

Dean said the focus on Interlochen Corners needs to be spread wider, a couple of miles in each direction. Klabunde feels Interlochen Corners could be further developed commercially and the highway leading to and from could add businesses that would brand the township. Dr. Grobbel commented there could be a commercial center and a separate town center, supported by ICA and State Park. He understands the township has been making effort to change J. Maddy Pkwy to commercial, but it is still heavy with a mix of commercial and residential – a town center would be a better fit. Wilson said there is a lot

of traffic on J. Maddy Pkwy that could support a town center. Klabunde said Karlin needs to be removed, it is several miles south.

Under Economic Development, Boutique Agriculture was discussed. The township does not have enough large tracts to support large scale farming. Farmer's Market received positive support from residents.

More entry level home opportunities were brought up often. A PUD might be an option.

Waterfront areas and access was highly ranked. This included storm water management. Lake and water were referred to as the driver of the economy. Trails for walking and motorized trails were both brought up.

Commercial development highlighting Interlochen Corners, including US31 corridor – could that become a Hamlet? Low-density development along US31, encouraging diversion from strip developments to section developments.

Zoning and police power ordinances for short-term rentals, affordable housing and waterfront were mentioned, community does not want to change densities of existing.

12. LIAISON REPORT FROM THE ZONING BOARD OF APPEALS:

Mr. Wilson reported two variance requests were received but one withdrew until May 2023 meeting. The requested variance was granted to a resident who purchased a home in 2009 and the existing deck had been built into the waterfront setback. The application was approved since it would not project further into the setback.

The second request was to allow an AirBNB on a lot which did not meet sizing requirement. The applicant postponed until May but neighbors did show and spoke that their Bylaws did not allow them in the association.

LIAISON REPORT FROM THE BOARD OF TRUSTEES

Mr. McDonald stated the Board did approve the rezoning as recommended for the Roxburgh Resort on US31 S.

13. SECOND PUBLIC COMMENT: None

14. DISCUSSION:

Schuster stated the recreational uses need to be reviewed. Axe throwing is now a thing and there are probably more new activities not listed.

15. ADJOURNMENT: Barck asked for a motion to adjourn. **Motion by McDonald, supported by Klabunde to adjourn the meeting at 7:46 p.m. Voice Vote. Motion carried unanimously.**

BRAD DEAN, SECRETARY
GREEN LAKE TOWNSHIP PLANNING COMMISSION

MARY JO BARCK, RECORDING SECRETARY
GREEN LAKE TOWNSHIP PLANNING COMMISSION

NOTE: THESE MINUTES ARE SUBJECT TO AMENDMENT AND/OR CORRECTION
PRIOR TO THEIR ACCEPTANCE.