

GREEN LAKE TOWNSHIP PLANNING COMMISSION
GOLDEN FELLOWSHIP HALL
9700 RILEY ROAD
INTERLOCHEN, MI
March 27, 2023

MEETING MINUTES

1. CALL TO ORDER: By Chairman Schworm at 6:00 pm.
2. PLEDGE OF ALLEGIANCE: Was recited by all.
3. ROLL CALL: Board members present were: Schworm, Schuster, Barck, Wilson, Klabunde, Dean and McDonald. Also, present were Alycia Reiten, Planning and Zoning Director and Mary Jo Barck, Recording Secretary.
4. ~~ELECTION OF OFFICERS:~~
5. APPROVAL OF AGENDA: Motion by Barck, supported by Schuster to approve the agenda as presented. Motion Carried.
6. APPROVAL OF MINUTES: Motion by Schuster, supported by Klabunde to approve the minutes of the February 27, 2023 meeting as presented. Motion Carried
7. FIRST PUBLIC COMMENT: None
8. CONFLICT OF INTEREST: None
9. CORRESPONDENCE: None
10. OLD BUSINESS: None
11. NEW BUSINESS:
 - a. **SUP 23-001** – A public hearing to receive and discuss consideration given relative to the request for the granting of a Special Use for a place of lodging and exception to the detailed site plan located at 10131 US Hwy 31, Interlochen, MI and 10235 US Hwy 31, Interlochen, MI and owned by Traverse Company, LLC.

Bob Roxburgh

10131 US Hwy 31

Mr. Roxburgh thanked the Planning Commission for assistance with the property now in the commercial zone. They have bigger plans for the 36-acre parcel. D&D Signs is their sign

contractor and a new sign should be up this summer. Parking might be an issue, going to ZBA for approval. Mr. Roxburgh continued saying curb cuts will be addressed once MDOT puts in the left turn lane. The property is non-conforming commercial and a copy of the site plan is in the packet.

Schworm polled the members for questions.

Schworm asked if there was an elevator in the building, Mr. Roxburgh answered no and Schworm replied the front level parking will be needed to accommodate people with disabilities.

Barck asked if there were currently future plans to expand. Mr. Roxburgh answered no, they have 12 units in the motel, a duplex and two houses.

Barck asked about existing lighting, where is it now. Mr. Roxburgh stated individual lights near doors and some central lighting. They will accommodate all township ordinances.

Schworm asked where the project was in standing with the health department. Roxburgh said he is working with Eric (Carpenter) at the Health Department and will keep township up to date.

Schworm said there are some conditions to be met but none seem unsurmountable.

Public Hearing Opened at 6:15 p.m.

Note: one resident stood but had the incorrect agenda item.

Public Hearing Closed at 6:17 p.m.

Motion by Barck, supported by Klabunde to approve SUP 23-001, exception to detailed site plan, for 10131 and 10235 US Hwy 31, with staff to monitor outstanding issues related to lighting, parking and signage.

Discussion:

McDonald commented parking may be grandfathered.

Motion carried.

- b. **SUP 23-002** – A public hearing to receive and discuss any public comment for consideration given relative to the request for the granting of a Special Use for four (4) multi-family units located at 9320 US Hwy 31, Interlochen, MI and owned by Becker and Hanson Holdings, LLC.

Derek Becker
Andy Purvis

9320 US Hwy 31
9320 US Hwy 31

Mr. Purvis stated in the Fall of 2022 approval was granted under a Special Use Permit to construct a multi-use project at 9320 US Hwy 31. Review by the Grand Traverse County Health Department has brought forward the need to move one drainfield to accommodate isolation distances required by the department. This creates a need to revise the site plan to relocate a drainfield which then shifts the single-family lot lines 84 feet north. The Health Department has approved the change pending the outcome of tonight's meeting. Mr. Becker added the phasing plan will also change slightly, phase 1 will now include 25% of the single-family homes. The apartments are being pushed back due to the water line. Mr. Purvis is working with Gourdie-Fraser, township engineers, on the water lines.

Schworm asked members if they had questions.

Schuster asked about timing. Mr. Becker stated timelines have been pushed back due to engineering delays, including MDOT. Mr. Purvis stated they are working with MDOT and the potential road changes. Currently road is in-line with MDOT. Mr. Purvis added that currently there are not definitive MDOT timelines, but currently it is 2024-2025. Mr. Becker said he and his brother, Chris Becker, are working with MDOT on the permit and all is moving well at this point.

Barck asked when Master Deed changes would be completed. Mr. Purvis stated the amendments will be updated with approval from this meeting and will then be sent to staff.

Open Public Hearing: 6:34 p.m.

Dawn Brown

1852 White Oak

Ms. Brown asked about the changes to the drainage field. Mr. Purvis provided a copy of the drawings and noted why it was required to be moved.

Ms. Brown also asked which (apartment) buildings will be built first. Mr. Purvis stated B & C.

Closed Public Hearing: 6:38 p.m.

Motion by Klabunde, supported by Schuster to approve SUP 23-002, 9320 US Hwy 31, as presented with conditions:

Water Supply – Emergency

Traffic Safety

Phasing Schedule

Outside Agency Requirements

Performance Guarantee

McDonald asked Mr. Becker if developed greenspace was being consider, (playground) for children, suggestion, not required. Mr. Purvis said the new plan will have more useable space and distances between them.

Motion Carried

- c. **ZOA 23-002** – A public hearing to receive and discuss any public comment for consideration given relative to the request for a text amendment to the zoning ordinance for clarification of the definition of recreation facilities and the definition of a shooting range.

Dusty Christensen, Mansfield Associates, made presentation on behalf of applicants. He said this is a straightforward clarification to the zoning ordinance to define shooting range, both indoor and outdoor. An indoor shooting range is a recreational activity, in an enclosed facility. Outdoor ranges are allowed only in R5, this request will separate the two from “shooting range”. Mr. Christensen added it is housekeeping by adding the clarification.

Schworm said the adoption of the change to the ordinance will need Board of Trustee approval but agrees this will differentiate – separate the two uses.

Mr. Mansfield said it will be an indoor recreational activity which you leave and go home, no ambient noise. All ordinance requirements within the district will still need to be complied with.

Barck commented the language is better than what we currently have.

Open Public Hearing: 6:48 p.m.

Close Public Hearing: 6:48 p.m.

Motion by McDonald, supported by Wilson to recommend to the Green Lake Township Board changes to the Green Lake Township Zoning Ordinance, “shooting range” as presented in request.

Motion Carried.

- d. Master Plan Summary Session

Dr. Grobbel provided a summary review of comments received both through in-person community meetings as well as on-line survey. Outdoor recreation, arts & culture highlighted resident’s knowledge of available activities. Trails and Pickleball were the most desired new services. Emergency Services, a local school and Recycling were top 3 public services. Under infrastructure, internet and wireless phone services were the number one concern, followed by reliable electricity and natural gas; sidewalks and blight followed. Some support for farmland and forest protections were noted. Economic development focused on locally owned businesses, access to service-based businesses – banks, pharmacy and health. Directing new commercial development to areas already served by public infrastructure was also listed. Dr. Grobbel asked the commission where a potential town center might be located. Most completing the survey and in-person sessions thought future investment in emergency services, roads/sidewalks, youth activities, and trails to be most important. With all the surrounding lakes, protecting water quality and forest were priority.

Sixty-seven percent of survey respondents said they had attended Board meetings, 62% have used the township website and 23% said they regularly attend township meetings.

Visions and issues will be reviewed at the next session. These are dependent on the budget and capital improvement plan.

Examples of policy statements were shared to provide the members correlation between the community responses and potential changes to the zoning ordinance and/or the Master Plan.

12. OTHER BUSINESS: None

13. LIAISON REPORT FROM THE ZONING BOARD OF APPEALS:

Mr. Wilson reported no meeting was held in March.

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.

Dr. Grobbel would like to be first on the agenda in the future.

Reiten reminded the members the Planning Commission are responsible for the Master Plan. Uses presented, issues brought forward are all required input into the changes.

15. ADJOURNMENT: Schuster made a motion to adjourn the meeting at 7:39 p.m., supported by Barck. Motion Carried.

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.