

GREEN LAKE TOWNSHIP PLANNING COMMISSION
GOLDEN FELLOWSHIP HALL
9700 RILEY ROAD
INTERLOCHEN, MI
DECEMBER 20, 2021

MINUTES

1. CALL TO ORDER: By Chairman Schworm at 6:00 pm.
2. PLEDGE OF ALLGIANCE: Was recited by all.
3. ROLL CALL: Board members present: McDonald, Schworm, Volkening, Schuster and Barck. Horne was absent and excused. Also present were Alycia Reiten, Planning and Zoning Director and Mary Jo Barck, Recording Secretary.
4. APPROVAL OF AGENDA: Requested by Schworm to add item D. SUP 21-001.1 Double Diamond Condo Project Site Plan modification under new business. Request by Barck to move item C. DSP 21-001 Interquilten to top of agenda. Motion by Barck, supported by McDonald to add item D. 21-001.1 Double Diamond to agenda and item C. DSP 21-001 Interquilten to top of agenda. Carried.
5. APPROVAL OF MINUTES: Moved by Barck and supported by McDonald to approve the Minutes of November 22, 2021, as presented. Carried.
6. FIRST PUBLIC COMMENT: None.
7. CONFLICT OF INTEREST: None.
8. CORRESPONDENCE: Haggard's letter of support
9. NEW BUSINESS
 - A. DSP 21-001. A request for a permitted use to convert the Interquilten structure to an office with a request for an exception to the detailed site plan requirements.

McDonald asked about an additional driveway on property and its use. Applicant stated access to private home.

Motion by Barck and support by Volkening to approve DSP 21-001 as requested by applicant. Carried.

- B. CONDO SP 20-001.1. A detailed site plan modification for a previously approved condominium subdivision located at US Hwy 31, Interlochen, MI and owned by Lighthouse Acres Development Co. LLC.

Jamie Julian, representing Lighthouse Acres stated final site plan approval has been received from township Engineer and Master Deed from township attorney. Lighthouse is now requesting the plan be developed in Phase I, first 12 lots and road and Phase II, remaining buildouts. The phasing is attributed to the high cost of providing performance bond. McDonald asked if money was a problem, Julian responded it would double cash outlay. Barck asked about the additional driveways, Julian stated Lighthouse is working with MDOT on the drives as they have property classified as residential, it is commercial. Julian added they are working with MDOT to meet all the requirements for the 2025 road improvement as well. Julian also stated the Master Deed may need to be changed to alter verbiage if the driveways for the separate parcel all do connect to the new road to ensure that the commercial use is responsible for their portion of the maintenance costs. Volkening asked about turn around. Reiten answered GLTES reviews all new road plans for access and safety. Volkening inquired if the phasing would impact sales. Julian said no, the homes being built should be in the \$300,000 price range. Volkening asked if they would be back again if sales slow, Julian said she has spoken to Reiten and they will not need further requests if meaningful progress being met.

Motion by McDonald and support by Volkening to approve CONDO SP 20-001.1 as requested. Carried.

- C. SUP 21-002 A public hearing to receive and discuss any public comment for consideration given relative to the request for the granting of a special use and detailed site plan for a proposed boat storage building and outside storage located at 9685 US Hwy 31 South, Interlochen, MI and owned by Lemman Real Estate, LLC.

Heather Stetson-Leman and Paul Leman, agents for Lemman Real Estate, LLC provided comment. The building is a secondary storage building on property, approximately 12,000 square feet to accommodate items currently stored out-of-doors.

Schworm opened Public Hearing at 6:25 p.m.

Eric Enger, 9818 Deer Track Court. Concerned about light and noise pollution, new build outside their bedroom window. Stetson-Leman said this new building is indoor storage and is actually behind the parcel owned by Griner. Enger thanked her for clarification and wants to be good neighbors as well, progress for the common good.

Schworm closed Public Hearing at 6:28 p.m.

Schworm asked about the lighting. Stetson-Leman said lighting can be found on detailed plan, provided to members, there is little lighting as the building is for indoor storage. Schworm asked about surface area. Stetson-Lehman answered an apron will surround building with a gravel drive, avoiding asphalt jungle. They are also keeping trees, grass and creating a retention basin as required. Leman Real Estate, LLC takes pride in their property, keep landscaped, pick up items considered garbage – to be good neighbors. Whole property is maintained professionally. Reiten stated waiver to be considered by the Planning Commission: Waive four-foot perimeter planting around the primary building due to DTE easement and DTE potential need to access. Volkening asked about type of construction, Stetson-Leman answered pole, post/frame – adding this is Phase I of this project with completion scheduled May 2022. Schworm inquired about outdoor storage proposed. Plans should be available in the next couple of months, with Reiten adding notices will be sent for the proposed project. Schuster commented on the rising need for storage in the area. Barck asked Stetson-Leman is the property is now one single 10-acre parcel, answered yes. Reiten shared with members landscaping exists in retained trees, only removed for building and access to utilities. Barck asked if professionals will be moving boats in and out of facility, answered yes. Barck asked about ownership, Stetson-Leman confirmed Leman Real Estate LLC is doing business as Long Lake Marina.

Motion by Schworm to approve the request as presented with relief of four-foot buffer and staff recommendations, support McDonald. Carried.

D. SUP 21-001.1 A detailed site plan modification for a previously Special Use and detailed site plan for a proposed mini-storage facility located at McGregor Way, Grawn, MI and owned by Double Diamond Enterprises, Inc.

Dave Rowe, Alward-Fisher 202 E. State, Traverse City. Mr. Rowe presented on behalf of Double Diamond. Intent to modify phasing to 15 in 2022, with all infrastructure required for project to be completed as proposed and remaining to be completed in 2023. In addition, request to provide relief from the expense of the performance bond for each building. Currently all buildings fall under performance bond, this will split the building of each unit into two phases, Phase I will include 15 building to be completed in 2022 - all infrastructure completed as proposed, with remainder of buildings to be completed in 2023. Performance bonds double the price of buildings, bonds for infrastructure are more easily obtained by contractor. Rowe added the phasing plan initially provided to township lacked detail and may be out of compliance. Volkening asked when they will start, Rowe said July 2022.

Motion by McDonald to approve SUP 21-001.1 as presented. Modification of phasing plan with 15 in 2022, remainder in 2023 and performance bond limited to infrastructure, storm water drainage, landscaping and paving, support Schworm. Carried.

10. OTHER BUSINESS:

A. Review of Green Lake Township Master Plan:

After much discussion the members agreed to revisit this item in the new year.

11. LIASON REPORT FROM ZONING BOARD OF APPEALS: Volkening reported that Board granted relief for setback for a resident to install a 6' fence in the front yard to block road light.

12. OLD BUSINESS: None

13. SECOND PUBLIC COMMENT: None.

14. DISCUSSION: None.

15. ADJOURNMENT: Schworm adjourned the meeting at 7:54 pm

STEPHEN HORNE, 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.