GREEN LAKE TOWNSHIP PLANNING COMMISSION

GOLDEN FELLOWSHIP HALL

9700 RILEY ROAD

INTERLOCHEN, MI

February 28, 2024

Special Meeting Due to February 27, 2024 Elections

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, Barck, Wilson, Klabunde, Dean and McDonald. Members absent Schuster. Also, present were Alycia Reiten, Planning and Zoning Director and Mary Jo Barck, Recording Secretary.
4. APPROVAL OF AGENDA: **Motion by Barck, supported by McDonald to approve the agenda as presented. Motion Carried Unanimously, voice vote.**
5. APPROVAL OF MINUTES*:* **Motion by Klabunde, supported by Wilson, to approve the minutes as presented. Motion Carried Unanimously, voice vote.**
6. FIRST PUBLIC COMMENT: None
7. CONFLICT OF INTEREST: None
8. CORRESPONDENCE: None
9. OLD BUSINESS: None
10. NEW BUSINESS:
11. SUP 24-001 – A public hearing to receive and discuss public comment for consideration given relative to a request for a special use located at 11541 US Hwy 31, Interlochen, MI and owned by Ryan Matuzak. The application is requesting a special use for a 32 x 32 storage building with an exception for a detailed site plan.

Donte Mercurio, (son of property owner) 11541 US Hwy 31

Requesting a 32x32 cold storage building for work materials. McDonald asked if this is an ongoing business, representative said it is. Schworm asked if it would replace existing canvas temporary storage – it will. Barck asked if there was an office in the building, representative said there is in the existing building.

Open Public Hearing: 6:07 p.m.

No comments

Close Public Hearing: 6:07 p.m.

Discussion:

Barck said this is a straight forward request. **Motion by Barck, supported by McDonald to approve SUP 24-001 as presented and waiving the detailed site plan. Motion Carried, unanimously. Voice Vote.**

1. SPA 24-001 – A request to receive and discuss consideration for off street parking spaces located at 2720 J Maddy Pkwy, Interlochen, MI and owned by Ruth Allen. The applicant is requesting that the Planning Commission reduce the required number of off-street parking spaces to use the property for an Optometry clinic with an exception for a detailed site plan.

Ruth Allen 2720 J. Maddy Parkway

Ms. Allen purchased property and is living in the upstairs apartment. She reached out for commercial interest in the commercial space. An optometry clinic responded they would like to lease the office space. The building has been used as an office since being built, 104 years ago. She has reached out to Steve Berry at the Road Commission regarding the street parking and he has approved the historical parking area, no overnight parking.

McDonald asked if a deputy lives behind the property. Ms. Allen said he does and also uses street parking.

No comments from staff.

**Motion by Klabunde, supported by McDonald to approve SPA 24-001 allowing for the exception to off-street parking for two spaces on parcel and historically supported by street parking, and waiving detailed site plan. Motion Carried, unanimously. Voice Vote.**

1. SPA 24-002 – A request to receive and discuss consideration for a small shed near the water’s edge located at 5772 Lakeview Drive, Interlochen, MI and owned by Green Lake, LLC. The applicant is requesting that the Planning Commission allow a small 198 sf shed near the water’s edge with an exception for a medium site plan.

Jason Vandeford, designated agent 5772 Lakeview Drive

Mr. Vandeford stated the owners of the property are asking for a 198 square foot shed, near the water’s edge, be allowed to replace the existing hexagonal shaped building. The building is currently 106 square feet, the change to a rectangular structure will then increase the shed to 198 square feet – no closer to water’s edge. The shed is at the bottom of steep bluff.

Barck asked if using same foundation, Mr. Vandeford answered they will have to see if it meets codes.

Schworm questioned if other permits have been received, soil erosion noted. Mr. Vandeford said they have.

McDonald said it looks like some decking is being removed, Mr. Vandeford said it is and that space is being used for new building.

Mr. Vandeford added the current hexagonal shape does not allow for much storage and the steep bluff makes it difficult to get the equipment to and from the shore.

Wilson said it doesn’t appear that it is impeding into the water.

Barck said it doesn’t take up much more than what is already there.

**Motion by McDonald, supported by Klabunde to approve the request as presented, with an exception for a medium site plan requirement. Motion Carried unanimously. Voice Vote.**

1. OTHER BUSINESS:
2. Lighting Standards

No action on this date.

1. Master Plan Draft Discussion
   * 1. Schedule Public Hearing

**Motion by McDonald, supported by Barck to schedule a Master Plan Public Hearing for March 26, 2024, 6:00 p.m. Motion Carried unanimously. Voice Vote.**

1. LIASON REPORT FROM ZONING BOARD OF APPEALS: No meeting.
2. SECOND PUBLIC COMMENT:

Joseph Robinson 11870 Cedar Run

Mr. Robinson asked if the resident with the lighting issue had spoken with their neighbor.

1. DISCUSSION:

Dean recently visited Midland, Michigan and liked the way the community was branded and mapped. Asked if this topic could be brought up in relation to the Master Plan. Schworm asked staff to add Lighting Standards to a future agenda for review.

1. ADJOURNMENT: **Motion by Dean, supported by Barck to adjourn the meeting at 6:44 p.m. Motion Carried unanimously. Voice Vote.**

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.