

GREEN LAKE TOWNSHIP PLANNING COMMISSION
GOLDEN FELLOWSHIP HALL
9700 RILEY ROAD
INTERLOCHEN, MI
June 26, 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, McDonald, Klabunde and Dean. Also, present were Alycia Reiten, Planning and Zoning Director and Mary Jo Barck, Recording Secretary.
4. APPROVAL OF AGENDA: **Motion by Schuster, supported by Klabunde to approve the agenda as presented. Motion Carried Unanimously, voice vote.**
5. APPROVAL OF MINUTES: Barck asked for review of Item D, 23-004 Special Use Permit and which name was correct 1800 or 1899. Staff found 1899 Rogers Road is the correct name. **Motion by Barck, supported by Wilson to approve the minutes as amended. Motion Carried Unanimously, voice vote.**
6. FIRST PUBLIC COMMENT:
7. CONFLICT OF INTEREST: Schuster noted that he lives in the same neighborhood as applicant of SUP 23-005. Schworm thanked Schuster but stated he did not see a conflict.
8. CORRESPONDENCE: None
9. OLD BUSINESS: None
10. NEW BUSINESS:
 - a. SUP 23-005 – A public hearing to receive and discuss any public comment for consideration given relative to a request for a special use and waiver of the detailed site plan located at 10280 Harmony Drive, Interlochen, MI and owned by Christopher and Ruth Selby. The applicants are requesting a special use to operate a Bed and Breakfast.

Chris and Ruth Selby

10280 Harmony

Mr. Selby said he and his wife, Ruth are asking to operate a Bed & Breakfast at their home. They have received all of the necessary requirements for the township's short term rental, but they wish to remain in the home during rentals and now need a Special Use Permit for that type of rental. They have been renting as a Bed & Breakfast for five years, and did get a short-term rental license last year.

Mrs. Selby said they have been renting a basement suite since 2018, before they were required to be licensed. They want to remain on premise.

Barck asked if additional insurance has been added, Mrs. Selby said it has.

Klabunde asked staff if any complaints have been received from neighbors. Staff replied they had not received any. Klabunde added that the rentals are positive for the community.

Dean said he lived in the neighborhood and did not know there was a rental.

Barck said he visited property and it is a tidy set-up.

Open Public Hearing at 6:13 p.m.

Don Baudine 9982 Harmony

Has no issues, these are good people, but is this a precedent for future use on Harmony Drive. Other owners may not be as respectable

Zach Benedict 10314 Harmony

Is this a precedent. They also have big trucks on the road tearing it apart.

Lindsay Benedict 10314 Harmony

When they move out, who will move in – the neighbors will have no control. There are very few houses being sold to families to raise their kids.

Close Public Hearing at 6:17 p.m.

Discussion:

Schworm said the concerns are valid, what is not stop others? Does it open up for others? Yes, if law abiding can't deny – unfair to deny if requirements are met.

Schuster, why the switch over? Now it is a commercial use. Mr. Selby said in the State of Michigan there is a statute for resident use of property. Schuster said if it is a commercial use, should they lose a portion of their homestead.

Staff clarified a special use permit follows property.

Mrs. Selby asked how many B&Bs are in Green Lake Township. Staff replied 4-5.

Barck asked if they have ever rented to more than two people in the past. Selby's answered no. McDonald said that he would approve this if the motion was conditionally allowing for only two guests. Schworm agrees.

Motion by Barck, supported by McDonald to approve SUP 23-005 10280 Harmony Drive, as presented with a condition that no more than 2 guests may be permitted. Motion carried unanimously – voice vote.

11. OTHER BUSINESS: Master Plan Work Session

Members further reviewed the zoning map, noting changes to districts representing commercial use, residential and larger “agricultural” type use. The changes meet similar uses in neighboring townships. A village center will be incorporated at the J. Maddy Pkwy and Riley Road intersection. A draft master plan will be distributed in two weeks. The next session will be in August.

12. LIAISON REPORT FROM THE ZONING BOARD OF APPEALS:

Mr. Wilson reported Zoning Board of Appeals had no meeting in June and will not have one in July either.

LIAISON REPORT FROM THE BOARD OF TRUSTEES

Mr. McDonald no report at this time.

13. SECOND PUBLIC COMMENT:

Lindsay Benedict

10314 Harmony

If the new owner wanted to rent four bedrooms, would they need to reapply. Schworm stated yes.

14. DISCUSSION:

Barck attended a Planning Commission Roles and Responsibilities seminar in East Bay Township. The program was a good refresher and if it comes up again, he would recommend other members try to attend.

Dr. Grobbel said he also provides training on Planning Commission roles and responsibilities.

Staff stated no pending items for July Planning Commission and the master plan materials will not be available until at least early August. **Motion by Schworm, supported by McDonald to forgo July 2023 Planning Commission and meet regular date and time in August. Motion Carried Unanimously – voice vote.**

15. ADJOURNMENT: **Motion by Schuster, supported by Barck to adjourn the meeting at 7:08 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.