**GREEN LAKE TOWNSHIP PLANNING COMMISSION**

**Golden Fellowship Hall**

**9700 Riley Road, Interlochen, MI**

**JULY 27, 2020**

**MINUTES**

1. **CALL TO ORDER**: By Chair Schworm at 6:03 pm.
2. **PLEDGE OF ALLEGIANCE:** Was recited.
3. **ROLL CALL OF ATTENDANCE:** Board members present were: McDonald, Mouser, Schuster, Schworm and Barck. Horne and Marshall attended virtually. Also present was Alycia Reiten, Zoning Administrator and Ronda Robinson, Recording Secretary.
4. **APPROVAL OF AGENDA:** Moved by Mouser and supported by Barck to approve the Agenda, as presented. Carried.
5. **APPROVAL OF MINUTES:** Moved by Mouser and supported by Schuster to approve the Minutes of the meeting held on June 22, 2020, as written. Carried.
6. **FIRST PUBLIC COMMENT:**

Denise Burrows, 7611 Maple Street, has concerns with the proposed fire pit definition. She recommended that the distance be increased to 15 or 20 feet from any structure, neighboring property, or other potentially combustible items and that the size of the pit be limited to 3 feet across. Also, to limit flame height to 2 feet, limit allowable burn items to dry untreated, unpainted hard wood. These regulations would be in alignment with other neighboring Townships. A strong firepit ordinance would be a great addition to the Township.

McDonald reported that the Board members have been given a $25 raise for each meeting.

1. **CORRESPONDENCE:** None.
2. **CONFLICT OF INTEREST:** None.
3. **NEW BUSINESS:**
4. CITIZEN INPUT: Erik J. Davidek was not in attendance.
5. DETAILED PLAN UPDATE: A request by ARW Properties of an approval of a detailed site plan update located at 7225 Scotchwood Lane, Grawn. The update includes modification to parking and drainage from the previously approved Special Use and detailed site plan.

Rod West explained that a prior Zoning Administrator made an administrative decision and allowed the site plan to be altered to add 6 feet to the building, a new retention pond and pavement around building #4. The ZA said it wasn’t enough of an alteration to need Board approval. County permits were obtained. This is a clarification to approve what was approved three years ago.

Reiten explained that nothing was recorded regarding the administrative approval. These alterations should have come through the Planning Commission. This is a formality to record Board approval of the revised site plan.

Mouser stated that this is a housekeeping issue, things were not as they should have been when they were done. The site plan is in compliance.

Motion by Mouser and support by Barck to approve the detailed site plan update located at 7225 Scotchwood Lane. Carried.

1. SKETCH PLAN REVIEW SPR 20-004: Tim Crandall was not in attendance.

Reiten explained that the plan is for a food court with food trucks at 2030 Tonawanda Road. The Board discussed fencing, sanitation, and road access. The Ordinance needs to be amended to allow this use, so this is a preliminary discussion. The Board was agreeable to the idea, but they need a lot more details about the project.

1. SKETCH PLAN REVIEW SPR 20-005: Jeff Hirsh was not in attendance.

Reiten explained that the proposal is for boat sales and boat trailer sales, indoor and outdoor boat storage and display at 10965 US 31, Interlochen. Hirsh was very vague about the details, but he did say he put an offer in on the property. Storage is only allowed as a Special Use as an accessory to another permitted use. The Board agreed that they need a lot more details about this plan and it would have to comply with the Zoning Ordinance requirements.

1. PUBLIC HEARING: A proposal to amend the Green Lake Township Zoning Ordinance as Amended as follows:
* Article 3 Definitions
* Article 4 General Provisions, 4.13 Fences
* Article 4 General Provisions, 4.32 Special Events and Temporary Uses
* Article 8 Zoning Districts, 8.7 Note D
* Article 8 Zoning Districts, 8.7 Note G

The Public Hearing was opened at 6:59 pm.

Reiten reviewed her memo to the Planning Commission dated July 27, 2020, explaining the amendments in detail.

 The Public Hearing was open to Public Comment at 7:05 pm by Schworm.

 Denise Burrows asked the Board to set specific rules for fire pits, for safety reasons.

 The Public Hearing was closed to Public Comment at 7:07 pm by Schworm.

 The Board discussed the minimum size of a garage door and agreed on 7 feet high by 8 feet

wide. The fence height will be corrected to 6 feet 6 inches. The definition of Fire Pit is amended by removing *that will be no closer than 10 feet to any structure*.

Mouser said Zoning defined a fire pit and they can recommend the Board pass a Police Power Ordinance to regulate the fire pits.

Motion by Mouser and second by Schuster to recommend approval of ZOA 20-002 with the following small changes: Garage door height amended to 7H x8W, fence height amended to 6 feet 6 inches and fire pit definition amended by deleting *that will be no closer than 10 feet to any structure*. Carried.

1. PUBLIC DISCUSSIONS:
* Article 6 Signs-a Public Hearing will be held next month.
* Article 8 Table of Uses-a Public Hearing will be held next month to make housekeeping changes to the Table of Uses, to change all Conditional Uses to Special Uses and add retail and restaurants to the Industrial District, if it borders on 31.
* Food Trucks-location is the most important issue with food trucks. They should be restricted from residential districts. This issue needs more research.
* Wood for Sale-is dangerous and not allowed along the road. To be allowed it would have to be with a peddler’s license. This discussion will continue.
1. **OTHER BUSINESS:** None.
2. **OLD BUSINESS:** None.
3. **CORRESPONDENCE:** None.
4. **SECOND PUBLIC COMMENT:** None.
5. **DISCUSSION:** None.
6. **ADJOURNMENT:** Schworm adjourned the meeting at 8:37 pm.

STEPHEN HORNE, SECRETARY

GREEN LAKE PLANNING COMMISSION

RONDA ROBINSON, RECORDING SECRETARY

GREEN LAKE PLANNING COMMISSION

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