

GREEN LAKE TOWNSHIP PLANNING COMMISSION
GOLDEN FELLOWSHIP HALL
9700 RILEY ROAD
INTERLOCHEN, MI
January 23, 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 and Klabunde, McDonald and Dean (6:07 arrival). Also, present were Alycia Reiten, Planning and Zoning Director and Mary Jo Barck, Recording Secretary.
4. ELECTION OF OFFICERS: Motion by Schuster, supported by McDonald to retain the same slate of officers; Chairman Schworm, Vice Chairman Barck, and Secretary Dean. Motion carried unanimously.
5. APPROVAL OF AGENDA: Motion by McDonald, supported by Schuster to approve the agenda as presented. Motion Carried.
6. APPROVAL OF MINUTES: Motion by Schuster, supported by Barck to approve the minutes of the December 7, 2022 Special Meeting. Motion Carried
7. FIRST PUBLIC COMMENT: None
8. CONFLICT OF INTEREST: None
9. CORRESPONDENCE: None
10. OLD BUSINESS: None
11. NEW BUSINESS:
 - A. SEP 23-001 – A request for a special event permit for the Interlochen Farmer’s Market located at 2048 M-137, Interlochen, MI and owned by Oleson Land Company, LLC.

Hannalore Frederick

18215 Marilla Road, Copemish

Ms. Frederick is requesting a special event permit for the Interlochen Farmer's Market. This will be their 11th summer, continuing as they have. The market has about 1,000 – 2,000 people per day. Schworm asked if she had any concerns. Ms. Frederick stated parking is a concern, she began using cones last year and has bought walkie-talkies for the end booths who notify her if parking becomes an issue. Schuster said he attends nearly every Sunday and parking is a problem. He has been boxed in a couple of times. Schuster asked if the parking area could be painted. Klabunde asked if they have a PA system. Ms. Frederick said no, they have no power at the market. Dean suggested parking lot attendants for the first hour to get the cars lined-up. Once they are lined up, when they leave, there is an open space to park in maintaining the line.

Motion by Barck, supported by Schworm to approve SEP 23-001 – A request for a special event permit for the Interlochen Farmer's Market located at 2048 M-137, Interlochen, MI and owned by Oleson Land Company, LLC, as presented. Staff reported the application was submitted well in advance and all criteria included in application. Schuster asked if painting the parking area should be included in motion, Barck stated that could hold up the approval. Schworm asked for a vote, motion carried unanimously.

B. CONDO SP 20-001.1 A request for the extension of a previously approved modified Condominium Subdivision and detailed site plan for a 28 Unit Condominium Subdivision at US Hwy 31, Interlochen MI and owned by Lighthouse Acres Development Co., LLC.

Jamie Julian

11321 US Highway 31, Interlochen

Ms. Julian told the members she was requesting an extension (one year) for the Lighthouse Acres site condo plans. She has submitted a letter of progress to staff and intends to asphalt in the spring. Ms. Julian would like to advertise "build to suit" homes before the asphalt. Schworm asked what has been done to date. Ms. Julian replied they have shaped the road and added gravel in Phase 1. Electric and cable are in – just received DTE approval with no scheduled date. Schworm said the township is missing some things on the paperwork turned in. Schworm said there are missing signatures, no performance guarantee, master deed needs to be updated and the requirement for vegetation must be met. What are you planning to do to address these?

Ms. Julian said a master deed has been filed and the 2nd amendment is ready to be filed. The vegetation is an engineer error. A performance guarantee is on file with Soil & Erosion. Schworm asked staff if there were other issues. Staff stated no road permit is in place and there is no performance guarantee, so work was done on the road before permit issued and performance guarantee received. Schuster questioned the project completion date is 2028? Phase 1 is 12 homes and Phase 2 the remainder – who is building these. Ms.

Julian answered they can turn a house around in 48 days, she is a licensed realtor and licensed contractor. They (she and her spouse) do all the work and plan to complete 4 homes per year. Would like to sell build to suit, and keep price at \$250,000. Schuster asked if that was market rate or square foot based. Answered as square foot and Ms. Julian added fair pricing because they do all the work from the ground up. Klabunde asked if they will be able to move forward and stay on track going forward. Ms. Julian answered yes, they are trying to sell their half-million dollar (\$500,000) house and that will cover the guarantee – they are self-funding the project. Klabunde asked when the gravel was delivered and placed. Ms. Julian thought late November or early December. Barck asked if there was adequate funding in place to complete the project. Ms. Julian said yes, but she does have a problem with the performance guarantee, they are paying twice. Bonding company will not give them a bond because it is private property. Barck said we understand covid delays, but they are not staying on top of things, little things – but important. Performance guarantees are standard in self-financing, Barck added he wants the project to succeed. Barck also asked about the blight in front of the project, doesn't look like anything has been done. The blight won't affect his decision but might if it comes up again. Schworm stated bonds are cheaper than guarantees, surety bonds are the cheapest way. Wilson asked if the needed contractors have been lined up for the parts of the build they cannot do. Ms. Julian said they do all the work themselves except excavating, plumbing and electrical.

Motion by Schworm, supported by Klabunde to grant a one year extension to Condo SP 20-001 under Article 13 Site Plans, 13.12 Expiration of Site Plan Approval...An approved site plan shall be valid for a period of one year from the date of approval, with an extension of one year, if applicant has submitted request in writing and met required standards. The approval is conditional on the following items being completed to the standards of the permit:

- Signatories corrected on all documents
- Performance Guarantee
- Vegetation Corrected
- Master Deed Updates & Corrections

Schworm asked for member vote, motion carried unanimously. Barck added meaningful progress must be made once the corrections are submitted and approved.

- C. SUP 21-001 – A request for the modification of the phasing plan for a previously approved Special Use Permit and detailed site plan for a proposed mini-storage facility located at McGregor Way, Grawn, MI and owned by Double Diamond Enterprises, Inc.

No representative attended the meeting. Schworm clarified this is to change dates in the phasing plan. Barck asked staff why the gap in time, reply part of the excavation was outside boundaries, and they may have staff shortages. Schworm asked if the project owners are genuine, staff replied yes.

Motion by Klabunde, supported by McDonald to approve a modification of the phasing plan for previously approved Special Use Permit 21-001 and detailed site plan for a proposed mini-storage facility located at McGregor Way under Article 13 Site Plan Review, 13.13 amendments, ... minor non-substantive changes may be made to an existing approved site plan if such change is sought prior to the issuance of an occupancy permit.

Schworm asked the members for a vote, motion carried unanimously.

- D. MPA 23-001 – A public hearing to receive and discuss an amendment to the Green Lake Township Master Plan related to one area of Open Space to become Commercial.

Rob Larrea, AICP

Suttons Bay, MI

Mr. Larrea presented the supporting documents and details of the requested Master Plan Amendment. The properties, some of which are zoned Open Space, border the US31 commercial corridor and have been historically used for commercial purposes. The applicants purchased the property in 2016, three parcels with three buildings and would like to combine into one parcel, zoned Commercial. The buildings have been used as apartments, a duplex and one rented single-family home. The property located next to the parcels is owned by the State of Michigan and allows for transition to the residential use nearby. Klabunde asked if all the property is used as commercial Mr. Larrea said they are all short-term rentals. Dean commented that the request is in-line with the businesses. Barck asked if the single-family residence if occupied. Mr. Larrea said it is completely independent, but hope to have all in the future as one piece of commercial property. Bob Roxburgh, owner said there is a river that provides a natural break from the residential area. Staff stated a recorded, lot consolidation agreement would be required, with Board of Trustee approval. McDonald said he does not see why the Board would be against the commercial zoning. Mr. Larrea added the rezoning allows time to plan out the campus, right now there is a house but in the future could change with the next step. Klabunde stated the zoning really fits, meets commercial. Schworm added it wouldn't make sense

to leave the small piece zoned differently. Barck asked if they own all the parcels, Jeff Brackett, owner, said they do currently own all the parcels.

PUBLIC HEARING: MPA 23-001

Schworm opened the hearing at 7:04 p.m. and with no comments, the hearing was closed at 7:04 p.m.

DISCUSSION:

Schworm shared that this is a change to the Master Plan, the four buildings will be commercial if granted. Schuster said it only makes sense, all property on US31 should be commercial.

Motion by McDonald to recommend to the Green Lake Township Board of Trustees to approve request MPA 23-001, under Article 17 Amendments, 17.2 Initiating Applications ... to amend Green Lake Township Master Plan related to one area of Open Space to become Commercial. Motion supported by Klabunde. McDonald added this change matches the vision of the township, Klabunde agreed noting it is an asset to the community. Schworm asked the members for a vote, motion carried unanimously.

- E. ZMA 23-001 – A public hearing to receive and discuss any public comment for consideration relative to a proposed zoning request from R-1 Residential to Commercial located at 10131 US Hwy 31 with an extra address of 10095 US Hwy 31 and owned by Traverse Company, L. C.

Mr. Larrea presented on behalf of applicants. This rezoning request will change 10091, 10095 and 10131 US31 from R1 to Commercial zoning. The members have all legal descriptions. The parcel with address 10235 is parcel 2, also requested to be zoned Commercial. Schuster said there should be no residential on US31. Schworm added the area is made better by making these commercial. He also said the lake will constrict any large development on the site. Barck asked about the depth of Buc's Bait parcel. Mr. Larrea said it is not as deep as the lots brought tonight. Klabunde asked how they got the sculpture, Jeff Brackett said they were not allowed a sign so the sculpture is used to identify the business.

PUBLIC HEARING: ZMA-001

Schworm opened the hearing at 7:11 p.m. and with no comments hearing closed at 7:11 p.m.

DICUSSSION:

Staff said the rezoning doesn't change the use and applicant will need to return for a Special Use Permit.

Motion by Dean, supported by Barck to approve the rezoning request as presented, under Article 17 Amendments, 17.2. Initiating Applications, without conditions for a development plan. Schworm asked for a members vote, motion carried unanimously.

12. OTHER BUSINESS: A. Reiten, Planning and Zoning Director, shared the survey on-line for community input for Master Plan changes, it not up but should be in the near future. A work session should be scheduled for the February 2023 Planning Commission meeting.

13. LIAISON REPORT FROM THE ZONING BOARD OF APPEALS:

Mr. Wilson reported extensions were granted due to a lack of contractors. One request was denied as it exceeded allowable square footage for coverage and a request to allow a variance on a portion of a deck constructed without any permits, was denied – Board thought there was more than enough space to extend into backyard.

14. SECOND PUBLIC COMMENT: None

15. DISCUSSION: None

16. ADJOURNMENT: Schworm made a motion to adjourn the meeting at 7:17 p.m., supported by McDonald. 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.