

GREEN LAKE TOWNSHIP PLANNING COMMISSION  
GOLDEN FELLOWSHIP HALL  
9700 RILEY ROAD  
INTERLOCHEN, MI  
March 28, 2022  
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 were: McDonald, Schworm, Schuster, Barck, Horne, Dean and Volkening. Also, present were Alycia Reiten, Planning and Zoning Director, and Mary Jo Barck, Recording Secretary.
4. APPROVAL OF AGENDA: Moved by Barck and supported by Horne to approve the Agenda as presented. Carried.
5. APPROVAL OF MINUTES: Moved by Schworm and supported by McDonald to approve the Minutes of February 28, 2022, as written. Carried.
6. FIRST PUBLIC COMMENT: None
7. CONFLICT OF INTEREST: McDonald is a J Maddy Parkway business owner that rents and shares an office with the realtor involved in pushing the change. Schworm does not believe it is a conflict.
8. CORRESPONDENCE: One letter from Haggard's Plumbing and Heating in support of SUP 22-002. One e-mail from Mike Mack, 2211 Betsie River Road in support of group daycare.
9. NEW BUSINESS:
  - A. SUP 22-002 — A request for a special use for the granting of a Special Use for a group Day Care Home and waiver of detailed site plan, located at 2211 Betsie River Road, Interlochen, MI and owned by Heather Bockhol.

The applicant, Heather Bockhol, was in attendance. The application asks for consideration of a group day care operated by Ms. Bockhol within her home at 2211 Betsie River Road. Article 13 allows for exceptions to the detailed site plan and the only change to the property will be a fence in the front yard.

Ms. Bockhol explained the process of changing her licensed daycare from six children to 12 requires Township approval. A Special Use Permit requires a detailed site plan but she is only proposing a new fence in the front yard and nothing else is changing.

Barck asked about driveway, pool and pond. Ms. Bockhol explained the driveway is shared with her sister, who is the property owner. Ms. Bockhol said the pool is above ground the pond a distance away from the planned fencing. Schworm asked about septic system. Ms. Bockhol said she has confirmed it is adequate though GT County Health Department. Ms. Bockhol asked if a temporary snow fence could be put up before the chain link fence is installed. Reiten said it could with a permit. Dean said this is positive for his employees, who require daycare. Ms. Bockhol replied most of the children are from Interlochen.

Public Hearing opened to public at 6:16 pm by Schworm.

No public comment.

Public Hearing closed by Schworm at 6:16 pm.

Motion by Schworm and seconded by Barck to approve the special use permit for a group day care at 2211 Betsie River Road, Heather Bockhol owner/operator and exception to the detailed site plan.

Additional Requirements: Schworm added Ms. Bockhol needs to be diligent in maintaining septic system.

Carried unanimously.

- B. MPA 22-001 — A public hearing to receive and discuss an amendment to the Green Lake Township Master Plan related to land conservation language.

Reiten told members that the State of Michigan may potentially sell off large tracts of State-owned vacant parcels. Should this occur, the private parcels should be rezoned to the predominate zoning district surrounding the parcel. Several members asked where the parcels are located and Reiten provided a draft printout.

Public Hearing opened to public comment at 6:26 pm by Schworm.

No public comment.

Public Hearing closed to public comment at 6:26 pm by Schworm.

Motion by Barck and seconded by McDonald to approve MPA 22-001 Amendment to Green Lake Township Master Plan, related to land conservation.

Carried unanimously.

#### 10. OTHER BUSINESS:

Discussion to potentially allow dwelling units immediately adjacent to J Maddy Parkway.

Reiten stated two parcels currently for sale on J Maddy are being requested to be purchased for residential use rather than commercial use.

Adrienne Woodward, 2439 J. Maddy Parkway was allowed to address the members. Ms. Woodward said with the housing shortage, empty buildings could be converted to residences.

Reiten stated that dwelling units allow for short-term rentals. There is one vacant ~ 2800 sq. foot building that could be divided into five housing units, then those units would likely become short-term rentals. Horne commented short term rentals don't solve either the housing or commercial problem.

Dean said he was a member of Crystal Mountain's planning and it takes a plan and serious continued review of the plan to direct change. Having grown up here, Dean added, businesses attempting to make it here would not be viable anywhere. Schworm said he hates the derelict look of some of the buildings and the mixed use on J Maddy Parkway. Horne would like to see commercial development. Schuster commented the town has had three hardware stores over time and all have closed, not enough business to stay open.

Schuster said the re-opening of the old Interlochen School would be another hub/anchor in community. Plans for the school were discussed.

Reiten explained the Master Plan process, an avenue for change and let the members know a Request for Proposal (RFP) is out for potential bid.

Item is discussion only, no action needed.

11. LIASON REPORT FROM ZONING BOARD OF APPEALS:

Volkening said the members provided approval for a variance setback that had transposed numbers on the application when first presented. Also, a variance to a property owner who could not get neighbors to agree to signing a Private Road Maintenance Agreement, was granted. The variance allows the private road to be developed without the agreement, meeting county standards and allowing addressing for 911 purposes.

12. OLD BUSINESS: None.

13. SECOND PUBLIC COMMENT: None.

14. DISCUSSION: Barck asked if the Board liaison could bring feedback from the Board on changes made to recommendations sent by the Planning Commission. This would improve direction commission takes on future actions. McDonald said he would bring those discussions back to this body.

15. ADJOURNMENT: Motion by Schworm supported by Horne to adjourn the meeting at 7:13 pm. Carried.

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.