**Green Lake Township Regular Board Meeting**

**Minutes**

**October 10, 2022**

**CALL TO ORDER**: Called to order at 6:00 p.m. by Supervisor Radtke.

**ROLL CALL**: Biondo, West, Kramer, Marek, McDonald & Radtke present. Bieganowski, absent and excused.

**PLEDGE**: Was recited.

**APPROVAL OF AGENDA**: Motion by Kramer, supported by Marek to approve the agenda as presented. Motion carried.

**APPROVAL OF CONSENT AGENDA**: **Motion by Marek, supported by West to approve the consent agenda as presented. Roll call vote: West – yes, McDonald – yes, Marek – yes, Biondo, yes, Kramer – yes, Radtke – yes. Carried, 6/0.**

**REPORTS**:

DEPUTY MARK NOFFKE, GREEN LAKE TOWNSHIP COMMUNITY POLICE OFFICER:

Deputy Noffke shared data on citations, arrests, crashes and personal injury. He has also removed the campers and junk from local state land. Working with DNR, and into Long Lake to deter camping in lake areas. West asked if area has seen bicycle thefts after seeing one along US31/J Maddy intersection. Deputy Noffke responded no.

CHIEF DARYL CASE, GREEN LAKE TOWNSHIP EMERGENCY SERVICES:

Chief Case announced EMT/FF’s Straughn and Lenten have completed paramedic training. Their next step is passing the National Registry. On October 9, 2022, the MABAS system was activated. A fire in Menominee required additional resources. Personal and apparatus from our area as well as downstate have responded.

PENNY MORRIS, GRAND TRAVERSE COUNTY COMMISSIONER:

Commissioner Morris was unable to attend. Mr. Radtke did state on her behalf that Grand Traverse County is seeking input into ARPA spending. October 31st is the deadline to submit proposed uses.

PUBLIC COMMENT:

Donna Ross 8790 Trezwood Trail, Traverse City

Has had no response from Township regarding speed limit signage on Trezwood Trail. She is the road representative and has been unable to give her report without township response. Also, intersection of Rogers Road and S. South Lake needs to be leveled out before winter. Ruts are making it had to get in and out, especially after rain. Would also like a number for Johnson’s to contact directly with road issues.

Ed Dewey 5253 Bush Road, Interlochen

Outgoing President of the Green Lake Duck Lake Association (GLDLA). Introduced Paul Johnson as the incoming President. Mr. Dewey reported e-Coli levels in the lakes is low, probably due to dry weather in the Spring. Working with Interlochen Schools to monitor lake levels.

Tyler Schell 340 Rogers Road, Traverse City

Concerns about Rogers Road traffic, speed. Not just cars but snowmobiles and dirt bikes also. He has young children who listen but kids can be easily distracted. Would like to see something done before there is an accident.

Andy Verleger 5744 Pinecone, Interlochen

Thanked the Board for listening with an open mind on the Short-Term Rental (STR) ordinance. Using common sense to preserve owner rights with enforcement. Planning Commission were great and listened to concerns. There are recommendations to consider, set the right balance between government and property owners rights. The septic, what’s in the ground is a step too far.

**POSTPONED BUSINESS:**

PICKLEBALL COURTS:

Jean Perkins 5829 Crystal Court, Interlochen

Ms. Perkins introduced herself as the Treasurer or the Memorial Park Pickleball Association. Through fundraising, $47,000 has been raised. Tom’s Markets donated $10,000. Local support is encouraged and donations can be dropped off at the Township. Trees have been taken down where the courts will be placed if anyone wishes to see the location.

PRIORITY HEALTH FITNESS COURT GRANT:

Kramer shared the township was recently awarded a $30,000 grant from Priority Health, also it was Kramer’s first grant and it was successful. Kramer explained money was budgeted for this fiscal year to meet the remainder of the funding needed. **Motion by West, supported by Marek to accept and proceed with the Priority Health Fitness grant. Roll Call Vote: West – yes, McDonald – yes, Marek – yes, Biondo, yes, Kramer – yes, Radtke – yes. Carried, 6/0.**

PPOA 22-001 SHORT TERM RENTAL ORDINANCE DEFINITIONS:

McDonald reviewed with the members the Planning Commission recommendation for definition of a bedroom; adding parking space shall be a minimum of 10x20 located in driveway or garage; accessory dwelling may not be short term rentals; third party licensed septic and well inspector may be used when health department report not available; and capacity limit of bedrooms x2. Capacity was discussed and review noted seven rentals effected by the change. Radtke asked that the word “dwelling” used in motion be changed to “structure”. West asked for clarification of capacity. McDonald said the bedrooms x2 was to be tied to parking and he will change when Planning Commission gets minutes. Marek would like a more appropriate definition of bedroom, safety concerns. Marek suggest a study session. Kramer asked if the $250 annual license fee covers expenses. Marek answered no, expenses are approximately $38,000 annually. Kramer asked how many rentals are currently licensed, McDonald had a report showing 71, many not licensed. Radtke said complaints are averaging 3-5 per week, primarily parking, trash and trespass. It is unknown how many calls the Sheriff’s Department receives. Kramer likes what the Planning Commission has done would like to meet with them to review wording. Radtke noted the short-term rental discussion has been going on for years. It has been through court orders, appeals determinations, and now legislative actions usurping local control. It is anticipated a vote will occur during the lame deck session after November 8, 2022. Radtke agrees a good heart-to-heart discussion determining regulations on this topic needs to occur. Motion by Marek to postpone action and set a Special Meeting/Work Session to further discuss. No approved permits ~~after~~ *until January 1*, 2023. Motion supported by Radtke. Marek says this motion puts pressure on the Board to set meeting soon and work on verbiage and action plan on Police Power Ordinance (PPO). Residents, staff and Board need to meet before January 1, 2023. Radtke replied the current ordinance stands. Radtke added we’ve kicked the can down the road for too long, need to work on revising sooner than later. Biondo said we (township) have an ordinance and it is a PPO and does stand until changes to ordinance language is right. Biondo supports the Special Meeting/Study Session. Not sure if it will solve the issues. Radtke said the township has gone out of their way to make a lawful ordinance. Look at changes to density, better definition of a bedroom and health codes and IAF standards. Biondo suggested putting the standards in the ordinance. Radtke noted we (township) are lenient in our standards, it is the first year and we definitely need to review this; not a three-year study, not complicated. Biondo doesn’t support the deadline, the current ordinance stands. Adding, we can make changes close to Planning Commission, like what they have done. West asked when application (license) expires, Radtke said one year, clarifying one calendar year – January through December. **After discussion, Marek’s motion stands, continued support by Radtke to take no action on the line item and set a Special Meeting/Study Session, issuing no new licenses until ~~in~~ *January 1,* 2023 until ordinance updated. Roll Call Vote:**

**West – no, McDonald – no, Marek –yes, Biondo – no, Kramer – no, Radtke –no. Failed 1/5**

**Motion by Marek, supported by Kramer to postpone action on request from Planning Commission and set a future Special Meeting/Study Session. Roll Call Vote: West – yes, McDonald – yes, Marek – yes, Biondo, yes, Kramer – yes, Radtke – yes. Carried, 6/0.** Biondo reminded those in attendance we have an existing ordinance. Marek said some changes need to happen on rates and business plan, issues for livelihood.

Chair entertained an out of order public comment from Nicole Gentry. He stated to her the Short-Term Rental/PPO stands as it is written at this time. Includes number of bedrooms, (with Health Department approval) stands. The Special Meeting/Study Session will be posted on our (Green Lake Township) website and will be open to the public. John Kennedy also asked an out of order question on third party inspections, Radtke replied nothing has been altered.

**NEW BUSINESS**:

NATURAL HAZARD MITIGATION PLAN RESOLUTION No. 10102022.1

Radtke explained under Grand Traverse County Emergency Management Plan, the State suggested changes – primarily for funding reimbursement. **Motion by Kramer, supported by Marek to adopt Resolution No. 10102022.1 as presented. Roll Call Vote: West – yes, McDonald – yes, Marek – yes, Biondo, yes, Kramer – yes, Radtke – yes. Carried, 6/0.**

Biondo asked Chief Case if the township still had a hazmat agreement with the city, answered yes.

2023 CLEAN UP DAY:

Kramer announced attendance was lower this year than last, 164 residents participated. A poll of those who participated were asked if Spring, Fall or twice per year is preferred. Fall had the largest yes vote. This year’s expense was $13,672.45 with 21.84 tons collected. Last year was $14,792.77 and 2020 was $17,442.57. Radtke will send reminder postcards for next years event as well as social media posts. **Motion by Marek, supported by Kramer to schedule 2023 Clean Up Day for September 16, 2023. Kramer asked for a one week, either side date should scheduling conflict occur. Motion Carried.**

ZOA 22-003 ZONING ORDINANCE AMENDMENT:

McDonald summarized proposed changes to ordinance. A change to commercial outdoor storage buffer from 300 feet to 50 feet. Marek saying the township has a lot of non-conforming parcels, McDonald adding it minimizes the lot. West asked if there was still a berm, McDonald said that still stands. The amendment includes a verbiage change; Article 6 Signs, 6.8 Table of Dimensional Regulations, a. 1 per *premise,* should read a. 1 per *business.*

**Motion by Kramer, supported by West to accept ZOA 22-003 as amended and to include update to fencing dimensional standards from 6.6 feet to 7 feet. Roll Call Vote: West – yes, McDonald – yes, Marek – yes, Biondo – yes, Kramer – yes, Radtke – yes. Carried, 6/0.** Marek added this change needs to happen to utilize commercial property, also the sign ordinance – appreciate their work.

ZMA 22-001 ZONING ORDINANCE AMENDMENT:

McDonald said this is a map correction, Interlochen Center for the Arts (ICA) property. Includes the old Interlochen School and a parcel off Diamond Park, recognizing each as Institutional.

A. Reiten, Planning and Zoning Administrator was asked to clarify. Reiten said it is inconsistent with current Master Plan. **Motion by Kramer to adopt ZMA 22-001 as presented, supported by Marek. Marek asked the cost to print new maps, Kramer responded about $50.00. West – yes, McDonald – yes, Marek – yes, Biondo, yes, Kramer – yes, Radtke – yes. Carried, 6/0.**

DISCUSSION:

Rogers Road/Trezwood Trail. Radtke brought up Rogers Road/Trezwood, stating discussion with Road Commission and Long Lake Township is on-going and includes a realignment of S. South Long Lake Road – correcting the blind spot at the Rogers Road and S. South Long Lake Road intersection. The speed signs and paving or road maintenance have varying opinions from residents. Current special assessment has limited funds to cover those expenses. Biondo asked if a new petition has circulated, Radtke responded it has been asked. Kramer said the paving expenses would be thousands of dollars, if not more. Kramer also said she will contact Johnson Outdoors to get the corner repaired.

Abandonment of Third Street. Radtke was approached by Nicole Gentry to abandon third street which is being used as her driveway. Radtke explained the difference between abandoned and paper road, with paper road being the less costly expense. The process is the responsibility of the homeowner.

EMS Building. The EMS building is moving ahead, Radtke said. Asphalt and top soil are in, the final coat of asphalt is delayed until the end of the week due to recent rains. It will need a new roof, not our expense. Some interior painting is complete, bracing is being installed and overhead doors going up.

Audit. Kramer announced the 2022-2023 Audit is complete. Baird Cotter representative should be able to present findings to Board next month.

Chart of Accounts. BSA should be able to download chart of accounts next week. Kramer added this will be done after hours.

November 8 Election. Kramer said the ballot for this election is very long, with eight proposals. 1100 AV (absentee voter) ballots have been sent. She thanked staff for their assistance in getting the absentee ballots sent out within 24 hours of receiving them. Biondo commented he liked the link on the website to check status.

Rose Cornelie Donation: McDonald asked if the money has been appropriated. Radtke said he and the Chief are looking at it.

Landscaping EMS Building. McDonald asked if professional landscaping would be used, matching library. Radtke said he has asked that year-round plantings and a buffer be added surrounding the new building. West asked if a Christmas tree could be planted.

ARPA: McDonald shared the proposed development by the Hudson group at Interlochen corners will be tying into the township’s water system. ARPA money is available for water and sewer infrastructure and the township should consider additions for hook-ups in the future.

Election Security: Kramer told the members security is good for this election. Cameras surrounding the building and election day security have been added.

CORRESPONDENCE:

Three letters referencing the proposed changes to the Short-Term Rental Ordinance were received and will be attached to the final minutes.

PUBLIC COMMENT:

Roger Heino 5691 Betsie River Road, Interlochen

He follows Short-Term Rental Ordinance, NFPA standards and all local ordinances. If he increases the size of his field, he could rent to 12-14 people. This is an investment and he should be able to use it.

Nicole Gentry 2323 J. Maddy Parkway, Interlochen

Disappointed but appreciates Planning Commission patience. Hope was residents could take advantage of the opportunities they have been afforded, they provide so much for the community and are a service to the community. She believes the complaints can be limited to two people. Why not work on this and decide tonight? Will “we” be invited to the workshop? (Radtke responded yes). Gentry continued to say she appreciates the ability to do this.

Brent Verleger 5744 Pinecone, Interlochen

Has had cottage six years, one size does not fit all. All basements are not the same. He has 4 bunk beds set up in downstairs kids love it. Half their guests are kids. If the septic can accommodate, what else is needed? He does not take short-cuts on safety. Should rent to the number of people they have beds for, followed by septic field. Expenses are increasing to buy and maintain. Same rules don’t apply to everyone, properties are different.

Paul Biondo J. Maddy Parkway, Interlochen

The township is 36 square miles, 100 subdivisions, 40 lineal miles of lakeshore. We will make sure that it is written down to be clear. We get the idea may need to tweak. This township is a big place and we work for a lot of people.

Gayle Heino 5691 Betsie River, Interlochen

Not everyone is the same. One couple at last meeting counts on their rental for their income. Leave their house 10 weeks out of the year. If people want to rent and septic can support, why does it matter if couches are used. That couple needs the income, they count on this. Changing the number of people, they can rent to will lower the rent they charge.

Shawn Breaugh 10712 Wildwood, Interlochen

He visited this area with his parents as a child. If rules are so tough how can other families come and enjoy? Don’t blindly make the rules, this is a unique place. Loves it.

**ADJOURNMENT**: Motion by McDonald, supported by Kramer to adjourn at 7:54 p.m. Carried, 6/0.

Respectfully submitted,

Judith L. Kramer

Green Lake Township Clerk