**GREEN LAKE TOWNSHIP BOARD**

**GOLDEN FELLOWSHIP HALL**

**9700 RILEY ROAD**

**INTERLOCHEN, MICHIGAN**

**OCTOBER 11, 2021**

**MINUTES**

1. **CALL TO ORDER**: By Supervisor Radtke at 6:00 pm.
2. **ROLL CALL:** Board members present were: Kramer, Radtke, West, Bieganowski, McDonald, Biondo and Marek. Also present was Ronda Robinson, recording secretary.
3. **PLEDGE:** was recited.
4. **APPROVAL OF AGENDA:** Moved by Marek and supported by Bieganowski to approve the Agenda, as presented. Carried.
5. **CONSENT AGENDA:** Motion by Marek and second by Kramer to approve the Consent Agenda, as amended. Minutes of 10-4-2021, *page 16* corrected to *page 15*. Minutes of 9-13-2021, page 2, *statue* changed to *statute* and *January 31, 2024*, changed to *December 31, 2024*. Minutes of 9-27-2021, should read *McDonald came from the Planning Commission meeting, arriving late.* Minutes of 9-20-2021, leave in first sentence and last two sentences and remove the rest of the paragraph. Minutes of September 27, 2021, page 2, opened at *7:22* instead of *8:22*. Roll Call: Yes- Biondo, West, Kramer, Marek, Bieganowski, McDonald, Radtke. No-0. Carried.
6. **REPORTS:**
7. RADTKE introduced Isaac Entz, the new assistant to the Assessing and Zoning/Planning Departments.
8. PENNY MORRIS, GRAND TRAVERSE COUNTY COMMISSIONER, reported that the Apportionment Committee voted to redistrict the County to nine County Commission Districts. There have been some staff changes at the County Health Department, the Board did not have input on the decision, but voted unanimously to stand behind the Administrator and Health Department’s decision. The Board thanked Dr. Collins for his many years of service. They are going into the budget process and the County looks very strong financially. They plan to adjust some wage scales to stay current with the market. Administration is exploring the hiring of an outside firm to organize input and federal reporting of $18.6 million of rescue money. A modern computer system is being purchased which will help with accessibility. She attended the MAC conference and found it very informative.
9. DARYL CASE, CHIEF, GREEN LAKE TOWNSHIP EMERGENCY SERVICES, reported that the Department contracted with the Ironman, and it went well. Emergency Services Day was well attended and a success. Next year it will be held during EMS week in May instead of Fire Prevention Week. There was a recent fatality in the Township.
10. **PUBLIC COMMENT:** None.
11. **UNFINISHED BUSINESS:**
12. RECREATIONAL MARIJUANA FOLLOW-UP: Radtke said the comments from the Public Hearings have been shared with the Board Members and asked each Board Member to share their thoughts about proceeding to define and refine a draft of both Medical Marijuana and Adult Use Recreational Marijuana Sales Zoning Ordinance and a Police Power Ordinance. He is in favor of proceeding.

McDonald replied that since 74% of the people that voted in the Township were in favor of recreational marijuana use and with the comments, they have recently heard he is inclined to vote to allow recreational sales. He wants the recreational sales to be collated with the medical sales.

Bieganowski stated that this is not a referendum on whether marijuana is good or bad but rather if residents will drive an extra 10 minutes to buy it somewhere else. He is okay with the Township having transporters, safety compliance, processers, and growers but he is not in favor of recreational sales in the Township.

Marek said because of the result of the election and the poor response to the postcards he is in favor of recreational sales in the Township.

Kramer is not in favor

West was unhappy with the synopsis of the input from the Public Hearings on this subject. She is not in favor of recreational marijuana sales in the Township.

Biondo said he is not sure, so when in doubt it is a no.

Radtke stated that they will not be moving forward with an Adult Use Recreational Marijuana Sales Ordinance in the Township.

1. **NEW BUSINESS:**
2. SPICER-LAND DIVISION: Marc McKeller, Township Attorney, explained that Spicer has been working on this project for a couple of years. The parcel has one split available and Spicer entered into a contract with potential buyers of the house and one acre leaving the remaining acres with a 2300 square foot accessory structure on it, which the Ordinance doesn’t allow. The split did not come before the Land Division Committee. He was asked to seek a solution to this problem that will protect the Township, regarding enforcement and also financially. He recommends approving the land division with a performance bond large enough to remove the barn and personal property if the parcel is not brought into compliance in 18 months by constructing a house on the parcel. It gives the homeowner incentive to bring the parcel into compliance and would be a net zero project for the Township.

Abraham Tabry, Attorney for Spicer, said they are in agreement with what McKellar is proposing. The property owner wants to bring the parcel into compliance and will also cover all cost the Township incurs solving this problem. They want the Township to feel comfortable to approve the split. It would produce the same results as the Ordinance requires just through a different path.

West asked if the proposed buyers could buy the whole parcel.

Biondo said the explanation of the proposed agreement was well presented and the penalty is severe enough so it should get resolved quickly. He mentioned that they need to add another benefit to the road maintenance agreement.

Kramer wants to make sure future legal fees will also be included in the bond.

Bieganowski said this is an example of asking for forgiveness instead of permission. He said he was not allowed to do this same thing; so why should someone else get an exemption?

Marek said rules are for a reason even if they are bad rules. This is permission to violate, and he is glad that there is a way out of this dilemma.

McDonald is in favor of having the parties bring back a proposed agreement.

Radtke asked McKellar and Tabry to work out the details of the agreement and bring the draft agreement back to the Board. Creation of a new lot may then be brought to the Land Division Committee. He said the Zoning Administrator has heard Bieganowski and Marek’s views and it may spark a review of accessary buildings.

Motion by Radtke and support by Kramer that the Board is in agreement with the solution brought forward by Reiten and Township Counsil, conditioned on terms of a proposed agreement based on the discussion and concerns heard at this Board level. Roll Call: Yes- Biondo, McDonald, Bieganowski, Kramer, West, Radtke. No-Marek. Carried.

1. PATRIOT WAY: Bieganowski explained that the additional homes on this road are not a done deal and applications have not been turned in for land use permits. This should not have gone to the County or Post Office yet.

Motion by Bieganowski and support by Marek to rescind the naming of Patriot Way. Carried unanimously.

1. ~~ZMA 21-002~~ ZONING MAP AMENDMENT: **Resolution #10112021.2 and Resolution** **#10112021.3**. Reiten explained that at the September 27, 2021, Planning Commission meeting the Board unanimously voted to change the Zoning of three substantial parcels as presented in the packet. They recommended the Board approve this Amendment. She said the changes better serve the community and the property owners are onboard.

Biondo said he has no problems with the first Zoning adjustment, it has one survey line around the property, and it is all going to be part of the Commercial District. The other two lots are split, R-1 District and Commercial District with no delineation line.

Motion by West and support by McDonald to approve Resolution #10112021.1. Roll Call: Yes-West, McDonald, Marek, Bieganowski, Biondo, Kramer, Radtke. No-0. Carried.

The Board discussed the Map Amendment and decided that they would be more comfortable if the Master Plan was amended to reflect these changes before, they voted to approve the remaining two Zoning Changes in the Map Amendment.

Motion by Radtke and seconded by West to postpone ~~ZMA 21-002~~ **Resolution #10112021.2 and Resolution # 10112021.3. Carried.**

1. SCHWORM EXAVATING TERMINATION LETTER: Radtke explained that Schworm Excavating no longer has snowplowing capabilities and is requesting that their contract to plow Emerald Forest Drive, North Rogers Road, Trezwood Trail, Central Park Drive, Rainbow Pond Drive, and the Green Lake Township be terminated.

Motion by McDonald and seconded by Bieganowski to terminate the plowing contract with Schworm Excavating. Carried.

1. BLUE CROSS BLUE SHIELD RENEWAL 2022: The renewal is a 3.3% increase over last year.

Motion by Bieganowski and seconded by McDonald to approve the Blue Cross Blue Shield Renewal for 2022. This includes approval of HSA amounts of $2000 for singles and $4000 for families. Roll Call: Yes-McDonald, West, Marek, Biondo, Bieganowski, Kramer, Radtke. No-0. Carried.

Kramer said she would like to add Delta Dental Coverage to the plan for the quoted amount of $13,500.00.

Motion by Kramer and seconded by Marek to add Delta Dental Coverage to the coverage. Green Lake employees will receive 100% coverage as they have now with health insurance and families will receive 25%-75% coverage. Roll Call: Yes-Kramer, Bieganowski, Biondo, West, Marek, McDonald, Radtke. No-0. Carried.

1. I.T. RIGHT CONTRACT REQUEST: Kramer explained that this year’s quote from I.T. Right also includes 24/7 coverage and quarterly health checks. Radtke said he does not want to sign a three-year contract but would agree to one year.

Motion by Kramer and seconded by McDonald to enter into a one-year contract with I.T. Right for $12,000. Roll Call: Yes-Marek, Biondo, McDonald, Kramer, West, Bieganowski. No-Radtke. Carried.

1. **DISCUSSION:**

Biondo asked about the paving on J. Maddy Parkway and the slow progress of the new fire station.

McDonald asked about the status of the deed for Camp Saki.

West mentioned the improvement in Cedar Hedge Lake after the Eurasian Milfoil treatment.

Radtke said that Clean Up Day was a success. He would like to move the Clean Up Day back to the spring. The Board can take action in November to accomplish this.

1. **CORRESPONDENCE:**

Frank and Cindy Rydquist letter.

1. **PUBLIC COMMENT:**

Steve Ezell, Interlochen Alternative Health, said the Board neglected the voices of the voters. The course of action left is a voters’ initiative.

Chief Case said they will be holding a Halloween Party at the Station this year.

1. **ADJOURNMENT:** By Radtke at 8:03 pm.

JUDITH KRAMER, CLERK

GREEN LAKE TOWNSHIP BOARD

RONDA ROBINSON, RECORDING SECRETARY

GREEN LAKE TOWNSHIP BOARD

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