

GREEN LAKE TOWNSHIP PLANNING COMMISSION
GOLDEN FELLOWSHIP HALL
9700 RILEY ROAD
INTERLOCHEN, MI
JUNE 27, 2022

MINUTES

1. CALL TO ORDER: By Chairman Schworm at 6:02 pm.
2. PLEDGE OF ALLEGIANCE: Was recited by all.
3. ROLL CALL: Board members present were: McDonald, Schworm, Schuster, Barck, Volkening, Horne and Dean. Also, present were Alycia Reiten, Planning and Zoning Director, and Mary Jo Barck, Recording Secretary.
4. APPROVAL OF AGENDA: Moved by Schworm and supported by Schuster to approve the Agenda. Carried.
5. APPROVAL OF MINUTES: Moved by Barck and supported by Horne to approve the Minutes of May 23, 2022, as written. Carried.
6. FIRST PUBLIC COMMENT: None.
7. CONFLICT OF INTEREST: None.
8. CORRESPONDENCE: Haggard's Plumbing and Heating written support of SUP 22-003
9. NEW BUSINESS:

1. NEW BUSINESS

- A. Christopher P Grobbel, PhD, Grobbel Environmental & Planning Associates – Introduction.

Schworm introduced Christopher P. Grobbel of Grobbel Environmental & Planning Associates recently contracted with the township to rewrite the existing Master Plan. Dr. Grobbel will be delivering materials to the Planning Commission regularly throughout the course of the project. Demographics have been delivered to the township and will be shared with the commission. Environmental report is the to be delivered. Public input sessions will also be scheduled. McDonald asked if the Recreation Plan will also be updated. Dr. Grobbel not at this time although chapters

go into the plan that represent recreation plans. Dean asked about the timeline, Grobbels said nine months.

- B. SUP 22-003 – A public hearing to receive and discuss any public comment for consideration given relative to the request for the granting of a special use for a place of lodging and waiver of a detailed site plan located at 2506 J. Maddy Parkway, Interlochen, MI and owned by Kerry Kysserian. The property is described as Lots 13 & 14 Martins Addition to Village of Interlochen. Parcel Id 28-07-160-009-00.

Schworm read into the record SUP 22-003 for those present. Nicole Philobosian introduced herself as the representative of Kerry Kysserian, the applicant. Philobosian said no exterior changes to the building are proposed, other than sign and new paint. There is no outdoor garbage receptacle, no need for buffer. Parking to be properly painted. Landscaping buffers on perimeter include 6 large trees on west side of property, nearest to neighbors. Health Department and Construction Code permits are pending. Schuster asked what rate and time frame of stays, Philobosian responded this will be a place of lodging but not transient, owner wants either weekly or monthly guests, rates not yet set. Barck, asked so weekly if high season and monthly in low season. David Coonrod, Three West LLC, real estate and construction introduced himself as the broker. He responded to Barck that may be the plan, work-force housing well underdeveloped. Horne asked for the conclusion, long or short-term rentals, Coonrod replied not necessarily Airbnb. Coonrod added the land has been vacant for two years, locked up after Covid. Barck wondered if owner had other properties in area, how managed. Reiten responded she has properties south of the area, this is the only one locally. Owner lives in Traverse City.

Schworm opened public hearing at 6:30 p.m.

Vicki Baker, 2530 Railroad, Interlochen. Neighbors to 2506 J. Maddy Parkway. Baker concerned about parking and guests changing every night, it is a residential neighborhood. Since 1985 the building has closed at 5:00 p.m., and all the little things were taken care of. Was told today that there would be 10:00 p.m. quiet time. Who will be managing noise, drunks, snowmobiles? There are children in the neighborhood.

Nicole Philobosian, 2323 J. Maddy Parkway, Interlochen. This is a commercial property; lodging is commercial use. Owner lives just 30 minutes away.

Schworm closed public hearing at 6:38 p.m.

Discussion:

Schworm said parking area behind building will need screening. Remnants of old parking should be removed, create privacy. Volkening said building empty for two years and it's now being used, good thing. Dean commented there is no way to promise that people won't be coming and going 24 hours a day, not realistic. Dean added concern for no on-site manager, stuff is going to happen. Horne, will ordinance enforcement null the issues? Schworm, this is a destination for people and there will be somebody, nature of the business. this type of business. Barck is concerned about lighting, Schworm agreed that adequate lighting should be required. Schuster asked how the property will be managed if no one on site, if owner unavailable who will respond. McDonald would suggest leaving existing buffer and augment with additional plantings. Volkening agreed with additional plantings as a sound buffer, Barck concerned about length of stay, no firm commitment, also wants the lighting issues addressed. Cameras are fine for the owner but not for the neighbors if no one is on site for managing. Staff referenced the lighting standards of the ordinance.

Motion by Volkening to grant SUP 22-003, waiver of detailed site plan for 2506 J. Maddy Parkway, with the addition of not less than 5 trees added to existing trees, not to interfere with drain or utilities and lighting to comply with ordinance. Motion supported by Dean. Ayes 6, Nays 1. Motion carried.

Schworm reminded Philobosian to be good neighbor.

- C. SPR 22-001 A request by Chris Becker for an informal and advisory review of a sketch plan for a proposed multi-use commercial and residential development.

Mr. Becker introduced himself and Andy Purvis of Gosling Czubak Engineering. A sketch plan of the project was provided. This is the old "Fun Country" and the plan presented will be spread over the entire parcel in three sections:

- Parcel A: Commercial Development, one 9,000 square foot light retail building
- Parcel B: Multi-family, four, two-story buildings with eight units in each building
- Parcel C: Single family units, 24 each

Mr. Purvis presented logistics on the project. He noted a MDOT have given initial approval on review for entrances. Grand Traverse County Health Department has not given formal approval but has review the plans. Fire review has also been completed. Water is proposed from Green Lake Township system. Mr. Becker stated the project should help with development in the community.

All three developments will be served by a private road with fire hydrants placed throughout the development. Mr. Becker than asked for thoughts from the Planning Commission.

Schworm likes the single-family home ownership but is concerned about traffic at the intersection. Mr. Purvis answered there is limited ability to create more entrances, and MDOT is proposing changes to the road. Schworm asked about style of home, Mr. Becker said there will be three styles to choose from all approximately 1200-1500 square feet on a one-acre parcel. Fencing will also be installed around the development as needed for adjacent property privacy.

Horne asked about phasing, is it commercially feasible or whole project to make it economically feasible. Horne added they are using property effectively.

Schuster asked for a time-frame. Becker responded begin work next year with three years to build out. Schuster added traffic on US31/MDOT is bad.

Barck asked if the single parcels will be site condos and will development have an interest in the ownership of any phase. Becker replied they are site condos and no the development will have any ownership, although there will be an HOA. The commercial retail building ownership will be retained by owner. They have no targeted uses for retail, no confirmation. Barck asked about financing. Becker said the cost of the development is not known, planning phases do not have financing at this time. Becker is owner and has 12 years of real estate development, both here and on east coast. Barck complimented Becker and Purvis on professional presentation. He also echoes concerns of traffic.

McDonald asked about playgrounds and screening for lights. Purvis stated details of project have not been finalized, however green space will be created with flat land area over drain field and potentially removing the extra, unrequired, parking spaces.

Mr. Becker thanked the members for their time, the comments were appreciated.

- No action required.

D. SUP 19-003 A request by Roderick West for an extension of expired Special Use and expired conditionally approved detailed site plan.

Mr. West asked for an extension based on covid delays. Schworm told Mr. West the 2019 extension into 2020 contained several site conditions and a bond, none of which were complied with. Schworm added that it is obvious after his site visit that work was being done which was not permitted without the bond. West said no work has been done, just soil removal. Staff stated the soil work had been done without permit. West replied he spoke with Soil Erosion and was told he did not need one. Staff contacted Soil Erosion to ask if a permit application was requested in 2019. Soil Erosion indicated additional information was requested but was not provided by applicant. Barck commented that if progress made and conditions met an extension may have been afforded. Schworm asked staff expiration of original approval. Staff replied Special Use Permit was approved in January 2020, granted with approval of minutes in February 2020 and expired in February 2021. One full year has passed since expiration with conditions still not met for original issuance. McDonald confirmed conditions should have been met, including the bond, before any construction began. Schuster told West this is not under the Planning Commission's approval. West asked why storage buildings taken out of commercial district. Staff replied supportive services need in township. Schworm told West there is no work-around on this, hands are tied. McDonald suggested township attorney review. Schuster said the township offices did not close during Covid and staff were available. Schworm stated West never met the permit requirements, did none of those conditions requested. Volkening asked West if he would like to go the route of having the township attorney review. West replied yes. Barck said a performance bond must be received before any work, any work begins.

Motion by Schworm to request Zoning Administrator present SUP 19-003 request and paperwork to township attorney for further review and report options to Planning Commission, supported by Barck. Carried Unanimously.

10. LIASON REPORT FROM ZONING BOARD OF APPEALS:

Volkening reported to variance requests granted, one fencing and one porch enclosure. Both variances were after the fact and related to proximity to a paper road.

11. OLD BUSINESS: None.

12. SECOND PUBLIC COMMENT: None.

13. DISCUSSION:

Barck asked McDonald for a report from the Green Lake Township Board of Trustees meeting. McDonald will begin sending draft minutes to the Planning Commission for their review.

Barck asked Chairman Schworm and members if the seating could be reorganized for better communication. Often difficult to hear comments. McDonald suggested moving tables to a boardroom type setting, Barck wished as well. Changes will be made for next meeting.

14. ADJOURNMENT: Schworm motioned to adjourn the meeting at 8:31 pm., supported by McDonald and carried unanimously.

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.