

GREEN LAKE TOWNSHIP PLANNING COMMISSION  
GOLDEN FELLOWSHIP HALL  
9700 RILEY ROAD  
INTERLOCHEN, MI  
November 27, 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, Klabunde, Wilson, and McDonald. Members excused, Dean. Also, present were Alycia Reiten, Planning and Zoning Director and Mary Jo Barck, Recording Secretary.
4. APPROVAL OF AGENDA: **Motion by Klabunde, supported by Barck to approve the agenda as presented. Motion Carried Unanimously, voice vote.**
5. APPROVAL OF MINUTES: **Motion by Barck, supported by Klabunde to approve the minutes as presented. Motion Carried Unanimously, voice vote.**
6. FIRST PUBLIC COMMENT: None
7. CONFLICT OF INTEREST: None
8. CORRESPONDENCE: None
9. OLD BUSINESS: None
10. NEW BUSINESS: None
11. MASTER PLAN REVIEW:

Dr. Grobbel reviewed the finalization process with the commission members. Tonight, he is asking for substantive discussions and changes, he will tackle typos and verbiage.

Schworm stated each member will be polled for comment.

McDonald submitted his suggestions in writing to Dr. Grobbel. They included nothing substantive, only map changes.

Wilson said there is a lot he doesn't like. First item is a section in economic development that references avoiding oversized lots and yards – over mowing and fertilization. Dr.

Grobbel said the land referenced relates primarily to waterfront, community forums noted water protection at all sessions.

Wilson added M-137 is now J Maddy Parkway.

Schworm would like to see the use of “support” rather than encourage. We are a zoned community and should not appear dictatorial in land use.

Klabunde would like to see the plan a little less “wordy”. He referenced the history section. Dr. Grobbel said some history is required, but it can be cutback. Klabunde also has map change recommendations.

Barck feels the plan is aspirational and wordy. He understands some of it has to be included, especially if submitting grants, but it does read long. Other than this, not a whole lot of problem with it.

Wilson and Barck were under impression the “town center” would be Riley & J Maddy – not Interlochen Corners. Staff said she thought the 4 corners south. Dr. Grobbel said concentrated development could be recommended in both areas, but recommends only one “center”. Dr. Grobbel added this is an opportunity to capture what you want to do. Klabunde commented each area has its own vibe – allowing two different types of commercial growth. Staff agreed that two districts work.

Schuster wondered why the statement of clustering utilities was included. The township has little it can do about it. Dr. Grobbel answered the township can require underground utilities. Schworm commented it sounds dictatorial. Dr. Grobbel added it could be required for PUDs and similar projects. Schuster also asked why “competing with northern Wisconsin” is included. Dr. Grobbel said it is to identify the new global economy.

Members then discussed the three school districts within the township. Schworm would like to see more information on Interlochen Center for the Arts. Staff wants the railroad information to remain in the history portion.

Barck asked who is making changes, Dr. Grobbel or staff. Staff and Dr. Grobbel will work closely to develop the plan wanted. Schworm said that is what we all want to see.

Dr. Grobbel informed the members that zoning can’t act if it is not in the Master Plan.

Dr. Grobbel provided his comments. Land conservation and water protections were brought up at all sessions. Water management, quality, storm water and setbacks begin at this level, the local level. Wilson said we do not want to over manage other agencies, Schworm adding we support those organizations – not mandate.

Staff thanked Dr. Grobbel and his team.

Next draft due out to members on or about January 8, two weeks before January scheduled meeting. All notes should be sent to Dr. Grobbel.

The current and future maps were distributed by McDonald. The future map draft included in the packet reviewed at this meeting was also included in discussion.

The area surrounding Camp Saki should be R5 – all members agree.

The west side of 633, south of Blair Town Hall Road should be R5 – all members agree.

Map comments were very positive after discussion.

12. OTHER BUSINESS:

a). 2024 Meeting Schedule. **Motion by Klabunde, supported by Barck to adopt the 2024 meeting schedule, meetings to be held on the 4<sup>th</sup> Tuesday of the month, 6:00 p.m. Motion Carried Unanimously, voice vote.** Schworm reminded members the December 2023 meeting will be held on the 18<sup>th</sup> due to the Christmas holiday.

13. LIASON REPORT FROM ZONING BOARD OF APPEALS:

Wilson reported no October meeting was required.

14. SECOND PUBLIC COMMENT: None

15. DISCUSSION:

**16. ADJOURNMENT: Motion by Barck, supported by Klabunde to adjourn the meeting at 7:25 p.m. Motion Carried Unanimously – voice vote.**

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.