

GREEN LAKE TOWNSHIP PLANNING COMMISSION
GOLDEN FELLOWSHIP HALL
9700 RILEY ROAD
INTERLOCHEN, MI
May 22, 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, Wilson and McDonald. Klabunde and Dean absent. Also, present were Alycia Reiten, Planning and Zoning Director and Mary Jo Barck, Recording Secretary.
4. APPROVAL OF AGENDA: **Motion by Barck, supported by Wilson to approve the agenda as presented. Motion Carried.**
5. APPROVAL OF MINUTES: **Motion by McDonald, supported by Barck to approve the minutes of the April 24, 2023 meeting as presented. Motion Carried**
6. FIRST PUBLIC COMMENT:
7. CONFLICT OF INTEREST: Barck is neighbors with Mr. Jurkovich.
8. CORRESPONDENCE: None
9. OLD BUSINESS: None
10. NEW BUSINESS:
 - a. SEP 23-003 – A request for approval of a Special Event Permit for BAM Fireworks at 7770 US Why 31, Grawn, MI, owned and operated by Jeffrey and Jill Cheever.

Discussion: Mr. Cheever stated the property is now owned by him and he is no longer renting from seller. This year sales will operate from June 15 – July 5. Barck asked if insurance certificate had been issued. Mr. Cheever said it has and is usually received the last week of May. He will forward a copy to staff once received. Schworm asked if the porta-john issue had been resolved, Mr. Cheever said it has. Mr. Cheever added that signage has been changed to meet requirements. **Motion by Schworm, supported by McDonald to approve SEP 23-003, conditional on meeting insurance requirements. Motion Carried Unanimously – voice vote.**

b. CONDO SP 20-001.2 – A request for an update to a previously approved Condominium Subdivision and detailed site plan for a 28 Unit Condominium Subdivision at US Hwy 31, Interlochen MI and owned by Lighthouse Acres Development Co., LLC. The applicant is updating their phasing schedule.

Discussion: Ms. Julian stated the Board previously extended the Special Use with updated site plan. Staff said this amendment is to get phasing update to get on schedule, there are still some items to be addressed. Schworm asked about seeding and vegetation. Barck asked if a bond was in place, staff answered not at this time. Ms. Julian said she is working with staff on bond and any previous conditions.

Motion by McDonald, supported by Schworm to approve proposed phasing schedule as presented with all conditions listed by staff to be met; address, zoning, project (Master Deed), proof of performance guarantee, driveway if MDOT requires it be moved and specified engineer of record. Motion Carried Unanimously – voice vote.

c. SUP 23-003 – A public hearing to receive and discuss any public comment for consideration given relative to a request for a special use and waiver of the detailed site plan located at 2334 Tonawanda Lake Rd., Grawn, MI and owned by Dzidra Minka. The applicant is requesting a special use to operate a Bed and Breakfast.

Dzidra Minka

2334 Tonawanda Lake Road

Mr. Minka said he and his wife are always on site. The septic, parking and guest number (no more than 4), all meet current short-term requirements. No one will stay more than seven days.

Open Public Hearing: 6:17 p.m.

No comments.

Close Public Hearing: 6:17 p.m.

Discussion: Schworm said a waiver of detailed site plan is valid, if house already exists – but asked Mr. Minka if any changes to home would be made. Mr. Minka said they are not making any changes to home. McDonald likes the fact there is someone on site 24 hours.

Motion by Barck, supported by McDonald to approve SUP 23-003 as presented, waiving detailed site plan requirement. Motion Carried Unanimously – voice vote.

d. SUP 23-004 – A public hearing to receive and discuss any public comment for consideration given relative to a request for a special use and waiver of the detailed site plan located at 1899 Rogers Road, Grawn, MI and owned by 1800 Rogers Rd LLC. The applicant is requesting a special use for outside storage of sporting goods.

Gary Jurkovich

3691 Brayton Lane, Traverse City

Mr. Jurkovich is the owner of TCH Gear, 1899 Rogers Road he shared photos of the proposed products and their potential positions to the members. Mr. Jurkovich noted that not all the items will be on display all the time, many are seasonal use.

Open Public Hearing: 6:27 p.m.

No comments.

Close Public Hearing: 6:28 p.m.

Discussion: Schuster asked if ice and propane would be 24/7, Mr. Jurkovich said it would – once it is installed, not a priority at this time, most products displayed can only be seen once a turn onto Rogers Road is made. Barck asked if any would be displayed outside the parking lot, Mr. Jurkovich said they will be placed in lesser used parking spots and per ADA none will be on sidewalk. Barck said he would like to look at and work on the runway zoning, not sure how it all came about. Schworm said the items are typical of other sporting goods stores. Schuster said the items are well off the road anyway. McDonald said screening would defeat the purpose of having it out there and Wilson added it is no different than gas station.

Motion by McDonald, supported by Schworm to grant SUP 23-004, waiver of a detailed site plan, and allow for no screening of outdoor displays. Motion Carried Unanimously – voice vote.

e. ZOA 23-003 – A public hearing to receive and discuss any public comment for consideration given relative to a text amendment to the zoning ordinance for building definitions, non-conforming structures and standards for shooting ranges.

Staff reviewed recommended changes with members.

Changes include an update to Building to remove “and trailers, with or without wheels”; Building Area removal of “exclusive of” which was followed by inclusive – a

conflict; and façade to state that if following an existing façade, repairs, replacements alterations or enlargements can be staff approved.

McDonald asked where the NRA standards are found. Staff said there is an existing book and on-line availability – the link will be shared with applicants.

Open Public Hearing: 6:41 p.m.

Brian Winicki

4045 Euclid

Can currently hear shooting at golf course. Reiten explained it is already allowed, this just sets standards.

Close Public Hearing: 6:43

Motion by Barck, supported by Schuster to approve ZOA 23-003 as presented and forwarding to the Board for approval and integration into ordinance. Motion Carried Unanimously – voice vote.

11. OTHER BUSINESS: Master Plan Work Session

Power was lost and the members agreed to review Draft Version 2 – Future Land Use Plan, Policies, Goals and Action prior to the next meeting and be prepared to provide comment.

12. LIAISON REPORT FROM THE ZONING BOARD OF APPEALS:

Mr. Wilson reported Zoning Board of Appeals granted a parking variance to resort on US31, comparing it to other like businesses. A home on Harmony received a variance to the lot size in order to provide short-term rentals, however the homeowner's association for the neighborhood does not allow – not sure where it will go. A shipping container used as a storage building was put on the property line, maybe even over it. The owner of the parcel purchased it without a survey and thought a fence was the property line. No permit was issued for the buildings size or current location – was to replace an existing shed much smaller than the one set.

LIAISON REPORT FROM THE BOARD OF TRUSTEES

Mr. McDonald stated the Board approved the re-zoning of Interlochen Boat Shop as presented by the commission.

13. SECOND PUBLIC COMMENT: None

14. DISCUSSION:

None.

15. ADJOURNMENT: **Motion by Schuster, supported by Barck to adjourn the meeting at 7:18 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.