

GREEN LAKE TOWNSHIP PLANNING COMMISSION  
GOLDEN FELLOWSHIP HALL  
9700 RILEY ROAD  
INTERLOCHEN, MI  
FEBRUARY 28, 2022

MINUTES

1. CALL TO ORDER: By Chairman Schworm at 6:00 pm.
2. PLEDGE OF ALLGIANCE: Was recited by all.
3. ROLL CALL: Board members present were: McDonald, Schworm, Schuster, Barck and Volkening. Horne was absent and excused. Also, present were Alycia Reiten, Planning and Zoning Director, and Ronda Robinson, Recording Secretary.
4. APPROVAL OF AGENDA: Moved by Barck and supported by McDonald to approve the Agenda, as presented. Carried.
5. APPROVAL OF MINUTES: Moved by Schworm and supported by Schuster to approve the Minutes of January 14, 2022, as written. Carried.
6. FIRST PUBLIC COMMENT:  
  
David Petrove, 9988 Riley Road, is concerned about pollution in the lakes. He thinks the Township should do something to maintain the septic systems in the Township.
7. CONFLICT OF INTEREST: None.
8. CORRESPONDENCE: One email from Patrick Podolan in favor of SUP 22-001. One letter from Haggard's Plumbing and Heating in support of ZOA 22-001. One letter from Haggard's Plumbing and Heating in support of SUP 22-001.
9. NEW BUSINESS:
  - A. SEP 22-001 — A request for a special event permit for the Interlochen Farmer's Market located at 2048 M-137, Interlochen, MI and owned by Oleson Land Company, LLC.

The applicant, Hannelore Fredrick, was not in attendance. The application is the same as in past years. Schuster had concerns about the parking. He said parked cars block off the east/west travel lane. The problem could be addressed with traffic cones. McDonald said there is no problem with trash from the events. Each vendor is responsible for their own trash.

Motion by Schworm and seconded by Schuster to approve the special event permit for the Interlochen Farmer's Market as presented with the additional requirement of traffic cones placed on the outside drive lane of the east/west drive. Carried unanimously.

- B. 22-001 — 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 an accessory dwelling unit and waiver of detailed site plan located at 7768 North Shore Court, Grawn, MI and owned by Thomas and Henrietta Fabatz Trust.

Danny Brewer, 4663 Main Avenue, is representing Thomas and Henrietta Fabatz. He read their letter dated February 10, 2022. The accessory dwelling unit is already completed; it was formally a bonus room. The ADU was intended for their son, who recently passed away.

Public Hearing opened to public comment at 6:13 pm by Schworm.

No public comment.

Public Hearing closed to public comment at 6:14 pm by Schworm.

Motion by McDonald and seconded by Volkening to grant SUP 22-001, a special use for an accessory dwelling unit and waiver of detailed site plan, as presented. Carried unanimously.

- C. ZOA 22-001 — A public hearing to receive and discuss amendments to the Green Lake Township Zoning Ordinance for paving requirements, solar array locations, definitions.

Reiten reviewed her memo dated February 28, 2022, from the meeting packet. She explained the changes are for clarification.

The Board discussed the amendment. Solar Energy Systems should only be removed from the Commercial District; Industrial District was added in error. There are more benefits to having services for residents in the Commercial District than allowing Solar Energy Systems. The phrase *a dust free surface* was discussed. There are many options for dust free surfaces that applicants can propose to use. The Board can opt to approve or deny the proposed surfaces. The amendment to Bed and Breakfasts allows them to be treated the same in all districts. The Board feels more comfortable allowing new duplexes in R-1 as a special use than a permitted use.

Public Hearing opened to public comment at 6:33 pm by Schworm.

Sue Schroeter, 10454 Riley Road, asked the Board to consider restoring dwelling units in the Village Center District. She mentioned the housing crisis in the area.

David Petrove read a letter into the record opposing the removal of solar energy systems in the Commercial District.

Blaze Masserant, 1324 Inwood North, said he can understand the need for services but also can see David's point. He thinks the discussion needs to be continued. He thinks allowing ADUs and duplexes is one way to address the housing crisis.

Public Hearing closed to public comment at 6:44 pm by Schworm.

The Board asked to add Dwelling in the Village Center to next month's agenda.

Motion by McDonald and seconded by Volkening to recommend approval to the Township Board of ZOA-22-001, as presented with two changes. Solar Systems are not removed from the Industrial District. *Dwelling, new duplex* in R-1 allowed by special use. Carried unanimously.

10. OTHER BUSINESS: None.
11. LIASON REPORT FROM ZONING BOARD OF APPEALS: This month the ZBA granted a variance of 6.1 feet for a detached garage. The second case was tabled because of a conflict of interest.
12. OLD BUSINESS: None.
13. SECOND PUBLIC COMMENT: None.
14. DISCUSSION: Reiten explained that the Township Board sent out RFPs for a full Master Plan rewrite and a Master Plan amendment.
15. ADJOURNMENT: Schworm adjourned the meeting at 7:02 pm.

STEPHEN HORNE, SECRETARY  
GREEN LAKE TOWNSHIP PLANNING COMMISSION

RONDA ROBINSON, RECORDING SECRETARY  
GREEN LAKE TOWNSHIP PLANNING COMMISSION

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

## Alycia Reiten

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**From:** Patrick Podolan <podolanp@gmail.com>  
**Sent:** Monday, February 28, 2022 11:51 AM  
**To:** Alycia Reiten  
**Subject:** SUP-001 Thomas and Henrietta Fabatz Trust

Alycia Reiten,

I do not have an issue with the special use waiver for Tom and HenryFabatz's dwelling on lot 218 Peninsular Shores Park No. 4. Parcel Id 28-07-600-218-00.

Patrick Podolan  
7822 N. Shore Ct.  
Lot 221  
231-709-5928

9988 Riley Road  
Interlochen, MI 49643-9701  
Cell Phone (231) 409-3712  
InterlochenPeace@aol.com

February 28, 2022

Green Lake Township  
Township Planning Commission  
9394 10th Street  
Interlochen, MI 49643

**Public Hearing regarding Article 8 Zoning Districts, 8.5 Table of Uses,  
“Remove Solar Energy Systems From the Commercial and Industrial Districts”**

Dear Friend, and Neighbors,

The proposal to remove Solar Energy Systems (SES) from the Commercial and Industrial Districts should NOT be enacted.

With all the disastrous climate changes exacerbated by human activity mostly by burning fossil fuels, we should be doing everything possible to encourage and promote new energy sources that do not contribute green-house gasses or require thermal heating of our precious water. Solar Energy Systems need to be part of the solution we need for future generations to have a reasonable chance of survival.

Commercial and Industrial Districts have better possibilities for Large-scale Solar Systems than most land in other districts, and excluding these districts may make such systems non-viable primarily for the following reasons:

1. Solar Electrical Systems require sun light, and the best sites are along the east-west U.S.-31 corridor such as the way the current Heritage SES is located. The wide highway provides a permanent open distance away from trees and buildings that would otherwise block the sunlight, and most other highways in Green Lake Township run north to south and a similar benefit of clear landscape would require hundreds of feet of vacant, unusable land to the south side.
2. Large-Scale Solar Electrical Systems require something to plug in to. Most Commercial and Industrial Districts have access to high capacity electrical grid lines, transformers and closer proximity to the heavy users.

Denying these districts to Solar Electrical Systems would effectively put an end to them.

Peace friends,

David B. Petrove