

GREEN LAKE TOWNSHIP PLANNING COMMISSION  
GOLDEN FELLOWSHIP HALL  
9700 RILEY ROAD  
INTERLOCHEN, MI  
October 24, 2022

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, Volkening, and Dean, McDonald. Absent: none. Also, present were Alycia Reiten, Planning and Zoning Director, and Mary Jo Barck, Recording Secretary.
4. APPROVAL OF AGENDA: Motion by Schworm to add “2023 Planning Commission Schedule of Meetings” to Agenda before First Public Comment. Motion supported by Schuster. Carried.
5. APPROVAL OF MINUTES: Mr. McDonald McDowell asked that page 5, paragraph 3 be changed. Items shall now read: Motion by Schworm, supported by Barck to approve *the special use request as presented, as long as it meets* all outside and county agencies and MDOT conditions, applications and waivers as detailed. Motion by Mr. McDonald, supported by Mr. Schworm to approved the minutes of September 26, 2023 as amended. Motion Carried
6. FIRST PUBLIC COMMENT: None
7. CONFLICT OF INTEREST: None.
8. CORRESPONDENCE: Haggard’s Plumbing & Heating, support SUP 22-005.
9. OLD BUSINESS: None
10. NEW BUSINESS

SUP 22-005 - 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 five (5) multi-family units located at 4000 J Maddy Pkwy, Interlochen, MI and owned by Interlochen Center for the Arts.

**APPLICANT AMENDED REQUEST AS SHOWN BELOW.**

SUP 22-005 - 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 **two (2)** ~~five (5)~~ multi-family units located at 4000 J Maddy Pkwy, Interlochen, MI and owned by Interlochen Center for the Arts.

Representatives of Interlochen Center for the Arts introduced themselves:

Scott Jozwiak, Jozwiak Consulting

Pat Kessel, Vice President Finance & Operations, Interlochen Center for the Arts

Eric Gray, Executive Director of Facilities, Maintenance & Environmental Services, Interlochen Center for the Arts.

Jozwiak stated the plan has been amended for two initial buildings, with 10 dwelling units each. The build is located south of Diamond Park and will use Penn Colony Lane for access. A buffer zone is included in the plan to maintain the residential character of the area. Parking has also been increased in the proposed plan, going from 1.2 to 1.7 per unit, with 34 parking spaces available for the 20 units and additional parking available on campus. Dumpster will be located off-site. Leaving green space creates a buffer and an interior amenity area. Interlochen Center for the Arts typically allows time for a pathway to be developed before adding sidewalks. Bike racks are also included, this is a further distance from campus than other housing. Water and Sewer, including hydrants, will connect to Interlochen Center for the Arts system with gas and electric provided commercially.

Gray said two units were approved by the Board at their recent meeting. Kessel commented new employees have been unable to access housing, impacts recruitment. McDonald said this is a great benefit to recruiting and retaining them.

McDonald commented that this is workforce housing, with minimal impact to neighborhood. Also, vehicles won't really be needed by the occupants.

Barck asked if the original project was totally abandoned. Kessel replied they took a look at what was needed, hiring a consultant to look at housing in the area. These units will help to recruit. Barck followed up asking the investment in this project, Kessel responded \$4.6 million. Also, Kessel shared the old Interlochen elementary is now operating as a daycare, which helps limit commuting for staff.

Schworm opened public hearing on at 6:18 p.m.

Eileen Ganter, 9850 Water Tower

Read a letter to the members expressing concern over the change of use, increase in traffic and lost habitat. Agrees there is an affordable housing crisis. She appreciates the significantly revised plans, with just two units.

Schworm moved to close the public hearing at 6:27 p.m.

*Member Discussion:*

Schworm asked if an Interlochen Center for the Arts representative would like to address the concerns of Ms. Ganter. Kessel said they have tried to be harmonious to community with past projects.

Schworm asked if plan meets all the requirements for landscape. Jozwiak said they are leaving as many trees as possible.

Motion by Schworm to approve the Interlochen Center for the Arts proposal for two, 10-unit housing facilities as presented to the Commission on this date, meeting all requirements of development. Motion supported by Schuster. Carried Unanimously.

11. OTHER BUSINESS:

Motion by Schworm, supported by Barck to approve the 2023 meeting schedule, continuing fourth Monday at 6:00 p.m. Motion carried.

12. LIAISON REPORT FROM THE ZONING BOARD OF APPEALS:

Mr. Wilson reported the Zoning Board of Appeals welcomed Kimberley Dowlan to the Board. Three agenda items were presented, none approved. One was a water's edge setback variance of 30 feet, another for a laundry room which required a sideyard setback and the final was a right-of-way (easement) variance affecting lot width requirement.

13. SECOND PUBLIC COMMENT:

Members were reminded the next Community Input session is scheduled for November 2, 2022 at 6:00 p.m.

14. ADJOURNMENT: Schworm motioned to adjourn the meeting at 6:43 pm., supported by McDonald and carried unanimously.

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.