

GREEN LAKE TOWNSHIP PLANNING COMMISSION
Golden Fellowship Hall
9700 Riley Road, Interlochen, MI
SEPTEMBER 28, 2020
MINUTES

1. **CALL TO ORDER:** By Chair Schworm at 6:00 pm.
2. **PLEDGE OF ALLEGIANCE:** Was recited.
3. **ROLL CALL:** Board members present were: Barck, Schuster, Horne, Schworm, Marshall and Mouser. McDonald arrived at 6:03. Also present was Alycia Reiten, Zoning Administrator and Ronda Robinson, Recording Secretary.
4. **APPROVAL OF AGENDA:** Moved by Mouser and supported by Horne to approve the Agenda, as presented. Carried.
5. **APPROVAL OF MINUTES:** Moved by Barck and supported by Marshall to approve the Minutes of the meeting held on August 24, 2020, as written. Carried.
6. **FIRST PUBLIC COMMENT:** None.
7. **CORRESPONDENCE:** None.
8. **CONFLICT OF INTERETS:** None.
9. **NEW BUSINESS:**
 - A. **PLAN UPDATE-SUP 16-01:** A request for consideration given relative to the request for updating a Special Use Permit and detailed site plan for a mini self-storage project located at 7094 US Hwy 31, Grawn MI and owned by Jeff Witt.

Barry Witt, 4752 East Sanford Lake Drive, Lake Ann, representing Jeff Witt, asked the Board to eliminate the Site Plan requirement for a gate.

The Board was in agreement that since there is no fence around the property a gate doesn't serve any purpose.

Motion by Barck and second by Marshall to waive the Site Plan gate requirement for SUP 16-01. Carried unanimously.

- B. **SPECIAL EVENT PERMIT-SEP 20-001:** a request for approval of a Special Event Permit for Nick Pearson for the MI Drive Thru Coffee Shop at 2048 M-137 (Parking lot in front of Blue Vase Books)

Nick Pearson, 7655 Hampton Circle Drive, Grawn, asked for a Special Event Permit to open a drive-thru portable coffee shop which will sell coffee, muffins, slushies. The building's dimensions are 11 feet by 7 feet. The hours of operations would be 5 am to 6 pm. He has

waste and water disposal. There will be directional signs and traffic cones to help customers navigate the parking lot. The employees have permission to use the Blue Vase's restrooms.

Reiten explained that the Food Truck Ordinance will take over when it is approved.

Motion by Mouser and second by Horne to approve the SEP 20-001 Special Event Permit, as presented. Carried.

C. PUBLIC HEARING-ZOA 20-004: Proposal to amend the Green Lake Township Zoning Ordinance for the addition of Food Trucks

Public Hearing opened to Public Comment by Schworm at 6:12 pm.

Nick Pearson, 7655 Hampton Circle Drive, Grawn, would like the Board to consider changing the hours of operation for food trucks to 5 am to 10 pm.

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

Reiten explained that only one food truck would be allowed per property number.

Motion by Mouser and support by Marshall to approve ZOA 20-004 with modifications. 5J to read: *A mobile truck may only operate between the hours of 5:00 am to 10:00 pm. Other restrictions regarding hours of operation may be established by the Planning Commission.* Carried unanimously.

Motion by McDonald and second by Mouser that the annual license for Food Trucks be set at \$25 and may be modified by the Township Board. Carried unanimously.

D. PUBLIC HEARING-ZOA 20-005: Proposal to amend the Green Lake Township Zoning Ordinance for the addition of Peddler's License

Public Hearing opened to Public Comment by Schworm at 6:29 pm.

No public comment.

Public Hearing closed to Public Comment by Schworm at 6:29 pm.

Reiten explained that the purpose of the Peddler's License is to make the selling of products from mom & pop operations in residential areas safer. The license will require a designated parking spot so vehicles can pull off the road.

Mouser said it has to be on the books to be enforceable. Schworm was concerned it could be levied against lemonade stands and girl scout cookie sales, and that is not the purpose. McDonald mentioned starting out with no fee for the license. They will revisit the amendment if needed.

Motion by Mouser and support by Barck to approve ZOA 20-005 with modifications. The annual fee will be \$10 and 4. changed to: *The fee for the license required may be modified by the Township Board.* Carried with a vote of 6-1.

E. PUBLIC DISCUSSION: ZOA 20-006 Article 5 Parking

Reiten explained that the Parking requirements in the Ordinance are not relatable to the times or needs of the residents. The Township can't foster development without proper parking requirements. The Article 5 draft is similar to ordinances of surrounding areas.

The Board discussed the tables and brainstormed different ways to present the information.

Motion by Schworm and support by McDonald to approve ZOA Article 5 Parking for a Public Hearing next month. Carried.

10. OTHER BUSINESS: None.

11. OLD BUSINESS: None.

12. SECOND PUBLIC COMMENT: None.

13. DISCUSSION:

14. ADJOURNMENT: Schworm adjourned the meeting at 7:25 pm.

STEPHEN HORNE, SECRETARY
GREEN LAKE PLANNING COMMISSION

RONDA ROBINSON, RECORDING SECRETARY
GREEN LAKE PLANNING COMMISSION

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