

GREEN LAKE TOWNSHIP PLANNING COMMISSION  
GOLDEN FELLOWSHIP HALL  
9700 RILEY ROAD, INTERLOCHEN, MI  
NOVEMBER 22, 2021

MINUTES

1. CALL TO ORDER: By Chairman Schworm at 6:00 pm.
2. PLEDGE OF ALLGIANCE: Was recited by all.

Schworm shared that Bill Mouser succumbed to complications of Covid last month. He will be greatly missed.

3. ROLL CALL: Board members present were: McDonald, Schworm, Horne, Schuster, Barck and Volkening. Also, present were Alycia Reiten, Planning and Zoning Director, and Ronda Robinson, Recording Secretary.
4. ELECTION OF OFFICER:

Motion by McDonald and second by Schworm to elect Richard Barck, as Vice Chair of the Planning Commission, for a two-month term. Carried.

5. APPROVAL OF AGENDA: Moved by Schworm and supported by McDonald to approve the agenda, with *Supervisor's Presentation* moved to #1 under New Business. Carried.
6. APPROVAL OF MINUTES: Moved by Barck and supported by Horne to approve the Minutes of July 26, 2021, as written. Carried.
7. FIRST PUBLIC COMMENT: None.
8. CONFLICT OF INTEREST: None.
9. CORRESPONDENCE: None.

10. NEW BUSINESS:

1. SUPERVISOR'S PRESENTATION: Radtke provided some commentary for the Board related to the Township is growing whether we want it to or not. It is the Planning Commission's responsibility to plan our community and guide the new growth in the right direction.

2. SPR21-002— A request for granting of a site plan for outdoor seating and additional improvements at 2784 J. Maddy Parkway, Interlochen MI and owned by Laurie Bouwman.

Brian McAllister, co-owner, explained that it is the Hofbrau's 25<sup>th</sup> year in business and they believe change is good and always try to be first to make those changes. The impacts of Covid on the Restaurant business have forced them to make some modifications. Last summer the outdoor dining area was enlarged, and a fence was constructed. Even with indoor tables spaced out costumers prefer to eat outside.

Reiten reported that the additional seating and fence meet the requirements of the Ordinance and also the existing parking is adequate. A detailed site plan is not needed, and the Board is allowed to exempt the requirement.

Schworm mentioned that the location of the band stand could cause a distraction to drivers on J. Maddy Parkway.

Motion by Schworm and support by Horne to approve SPR 21-002, as presented with the detailed site plan requirement waived, according to Article 13 13.7.  
Carried.

3. SPR21-003— A request for granting of a site plan for an accessory structure to provide covered outdoor seating at 9205 US 31, Grawn MI and owned by John and Melissa Ockert.

Ockert explained that last year, to cope with the challenges of Covid, they placed a tent over the patio to accommodate outside dining. They would like to put the tent back up this year. A new fire rated event tent has been purchased. The tent will cover the existing 30 seats on the patio. It will have heaters and lighting, and at times live entertainment. The parking lot was just paved and will be striped in the spring.

Motion by Schworm and support by McDonald to approve SPR 21-003, as presented to grant approval for the accessory structure, tent, to be placed over the patio, with the detailed site plan requirement waived, according to Article 13 13.7.  
Carried.

4. ZOA 21-002 — A public hearing to receive and discuss any public comment for consideration relative to proposed amendments to the Green Lake Township Zoning Ordinance.

Schworm opened the Public Hearing to Public Comment at 6:43 pm.

No public comment.

Schworm closed the Public Hearing to Public Comment at 6:43 pm.

Reiten stated the Board voted to combine R-1 and R-2, all becoming R-1 Low/Moderate Residential district, at last month's meeting. The only difference between the two districts is the allowance for Bed and Breakfast and Manufactured Housing Communities.

Item #2 is to remove *at grade* from the 800-foot minimum dwelling unit definition, in all residential districts.

Item #3 adding dwelling units, efficiency (tiny house) limited to 350-500 square feet to be permitted in all residential districts, was discussed by the Board in depth. In the tiny house industry and tiny house communities 350-500 square feet is the standard. This additional classification should bring new residents to the community which in time would bring more businesses to the area. Accessory buildings would be allowed, with the same requirements as traditional sized homes. Homeowner Associations can prohibit tiny houses and that would supersede the Ordinance. If the market wants the maximum square footage limit to be raised, it can be reevaluated at a future time.

Motion by Schworm and support by Schuster to recommend approval of ZOA 21-002 to the Township Board of Trustees. Carried with a vote of 5-1.

5. MPU 21-001 — A public hearing to receive and discuss any public comment for consideration relative to proposed amendments to the Green Lake Township Master Plan

Schworm opened the Public Hearing to Public Comment at 7:28 pm.

No public comment.

Schworm closed the Public Hearing to Public Comment at 7:28 pm.

Reiten explained that the Board of Trustees asked the Planning Commission to update the Master Plan before approving the recommended map amendments. This provides for transparency when done in this arrangement.

Motion by McDonald and support by Volkening to recommend approval of MPU 21-001, housekeeping, to the Township Board of Trustees. Carried.

6. ZMA 21-002 — A public hearing to receive and discuss any public comment for consideration relative to proposed amendments to the Green Lake Township Zoning Map.

Schworm opened the Public Hearing to Public Comment at 7:36 pm.

No public comment.

Schworm closed the Public Hearing to Public Comment at 7:36 pm.

Motion by McDonald and support by Volkening to recommend approval of ZMA 21-002 to the Township Board of Trustees, as presented. Carried.

11. OTHER BUSINESS: None.
12. LIASON REPORT FROM ZONING BOARD OF APPEALS: No meeting held last month.
13. OLD BUSINESS: ZOA 21-003-Discussion related to tiny homes.  
  
Motion by Schworm and second by McDonald to remove ZOA 21-003 from Old Business. Carried.
14. SECOND PUBLIC COMMENT: None.
15. DISCUSSION: Reiten noted there are two detailed site plan reviews on the Agenda for December's meeting.
16. ADJOURNMENT: Schworm adjourned the meeting at 7:42 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.