

GREEN LAKE TOWNSHIP PLANNING COMMISSION
GOLDEN FELLOWSHIP HALL
9700 RILEY ROAD
INTERLOCHEN, MI
December 18, 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, Dean, Wilson, and McDonald. Members excused, Klabunde. Also, present were Alycia Reiten, Planning and Zoning Director and Mary Jo Barck, Recording Secretary.
4. APPROVAL OF AGENDA: **Motion by McDonald, supported by Barck to approve the agenda as presented. Motion Carried Unanimously, voice vote.**
5. APPROVAL OF MINUTES: **Motion by Barck, supported by Schuster to approve the minutes as presented. Motion Carried Unanimously, voice vote.**
6. FIRST PUBLIC COMMENT: None
7. CONFLICT OF INTEREST: None
8. CORRESPONDENCE: None
9. OLD BUSINESS: None
10. NEW BUSINESS:

a. ZOA 23-004 – A public hearing to receive and discuss any public comment for consideration given relative a request from Kuhn Rogers, PLC for a text amendment to the zoning ordinance for clarification of the definitions of water’s edge, water bodies, waterfront and wetlands.

Marc McKellar, Kuhn Rogers PLC (representing Torno Family)

Mr. McKellar found ambiguity in the definition of water bodies listing wetlands. The current ordinance does not address setbacks specifically for wetlands. It makes sense to remove wetland from “water bodies”. The Torno property is 20 acres and there is nowhere to build currently. EGLE and Grand Traverse County Soil & Erosion are oversight agencies for determining setbacks under these conditions. This change will comply with EGLE and lawsuit, a lot line adjustment creating two lots and with the remainder classified conservation.

Open Public Hearing: 6:06

Close Public Hearing: 6:07

Barck asked if township counsel has reviewed? Staff stated counsel was contacted and agreed with the proposed change. Barck asked if recommendations could be written in the future.

Wilson asked if EGLE has been on the site. Mr. McKeller said they have. The property will go from five lots to 3 – two buildable and one conservation.

Schworm said the wording seems reasonable.

Schuster commented the State keeps redefining wetlands anyway.

McDonald does not believe Kuhn Rogers has standing to ask for change – ordinance says property owner. Staff responded the change is to the ordinance not to this parcel.

McDonald said he doesn't believe it was a mistake that wetlands were included. Staff commented that EGLE does not have setbacks for wetlands, so why should the township.

Schworm added that EGLE determines outline of wetland. Staff believe application is valid.

McDonald said it looks like the identity of the applicant is being hidden. Mr. McKeller said it is an amendment to the ordinance, and property owner is Torno. He added counsel can seek definition of text or amendment on behalf of clients. This request is a change to the ordinance, not to the client's property. Schworm agreed, stating this is a one-word text amendment. Both township legal counsel and staff agree to the removal of "wetland". Schuster said it is only a recommendation to the GLT Board. Dean asked why it is in our ordinance if other municipalities do not.

Motion by Schuster, supported by Wilson to change text as presented, removing "wetland(s)" and recommend change to the GLT Board for review and consideration. Roll Call Vote: McDonald – no, Wilson – yes, Barck – no, Dean – yes, Schuster – yes, Schworm – yes. Motion carries 4 – 2.

11. OTHER BUSINESS:

None on this date.

12. LIASON REPORT FROM ZONING BOARD OF APPEALS:

Wilson reported the meeting will be held later this evening. No report at this time.

14. SECOND PUBLIC COMMENT: None

15. DISCUSSION:

The February meeting date falls on Election Day – Presidential Primary. The members discussed change of date and unanimously agreed to hold the meeting on Wednesday following the original date – if there is business to discuss.

Barck asked if ZBA minutes could be sent to the members in their packets to review for trending topics.

16. ADJOURNMENT: Motion by Barck, supported by Dean to adjourn the meeting at 6:34 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.