GREEN LAKE TOWNSHIP PLANNING COMMISSION

GOLDEN FELLOWSHIP HALL

9700 RILEY ROAD

INTERLOCHEN, MI

August 28, 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, Wilson, McDonald. Klabunde and Dean. Also, present were Alycia Reiten, Planning and Zoning Director and Mary Jo Barck, Recording Secretary.
4. APPROVAL OF AGENDA: **Motion by Barck, supported by Schuster to approve the agenda as presented. Motion Carried Unanimously, voice vote.**
5. APPROVAL OF MINUTES*:* Barck asked for a spelling correction to page 3, paragraph 3 – “clarified”. **Motion by Barck, supported by Klabunde to approve the minutes as amended. Motion Carried Unanimously, voice vote.**
6. FIRST PUBLIC COMMENT:
7. CONFLICT OF INTEREST: None
8. CORRESPONDENCE: Blair Township has provided a notice of Master Plan review.
9. OLD BUSINESS: None
10. NEW BUSINESS:
11. SEP 23-004 – A request for approval of a Special Event Permit for TCH Gear located at 1899 Rogers Rd, Grawn and owned by 1899 Rogers Rd, LLC.

Gary Jurkovich 1899 Rogers Road

Mr. Jurkovich is the owner of TCH Gear, 1899 Rogers Road. TCH Gear is requesting a tent for special events held during the first months of opening. Mr. Jurkovich understands the ordinance, 90 days per calendar year. The events planned are a Grand Opening, Buck Pole and Christmas holiday. Parking is labeled in the plan.

**Mr. Schworm polled the Planning Commission for questions. Members had no questions. Mr. Schuster said he supported the business and wants to keep it up and running. Motion by Mr. McDonald, supported by Mr. Wilson to approve SEP 23-004 as requested. Motion Carried Unanimously, voice vote.**

1. SUP 23-006 – A public hearing to receive and discuss any public comment for consideration given relative to a request for a special use for outdoor boat storage located at 9685 US Hwy 31, Interlochen, MI and owned by Leman Real Estate LLC. The applicant is requesting a Special Use to store boats outside.

Heather Stetson-Leman 9865 US Hwy 31

Ms. Leman has owned the dealership since 2005, always offering outdoor storage. Recent purchase of additional property has caused compliance issues. She is coming to the commission tonight to request a Special Use Permit for Long Lake Marine to continue the outdoor storage on the new property, now part of the entire parcel.

Mr. Schworm commented this is an “after-the-fact” request, storage is already in place. They are not doing anything wrong, just need to change use. He noted there are requirements listed to finish out permit, especially the berm situation.

Ms. Leman said the ordinance does not state where the berm can and cannot be and it is well within setback. She added the use of the property was approved in 2005 by this committee.

Continuing the berm conversation, Mr. Schworm added what is in the books is what we have to follow. Rules change and what is there stands.

Ms. Leman said they could remove trees and put up a fence, but hates to remove trees. Mr. Schworm said that would only work in the summer to cover, unless pine. Staff commented there does not have to be a fence, plantings are acceptable – could be trees or bushes. Ms. Leman asked how close do trees need to be? Staff said the west side, as we are discussing. Ms. Leman said she is good with that, will work with staff for compliance.

Mr. Schworm asked about the stumps on the property. Ms. Leman mentioned fox dens are in the stumps, but they are not a protected species – they will begin removing the stumps. Mr. McDonald comment a trench could be dug to put the stumps and use dirt to berm. Staff suggested one year to complete removal. Ms. Leman said they are concerned about trespass.

Mr. Barck noted application was filed in July; have they been working with staff to resolve the issues noted? Ms. Leman said they have and the berm is the real issue.

Mr. Schworm reminded Ms. Leman that the commission has to abide by what ordinance says, ZBA application needed for change to ordinance. Staff is recommending approval with conditions in packet, with one year for berm to be in compliance.

Open Public Hearing: 6:36 p.m.

SUP 23-006

Dave Anderson 9795 Deer Track Court

Mr. Anderson is the President of the Association for Deer Track Condos. He said Long Lake Marine have been great neighbors. The berm is the number one issue of his association. The stumps do support wildlife but also vermin – anything done with it would be great.

There are eight homes on the east side of the association. They have concerns about looking at boats with blue shrink wrap, trees would be welcome – at least eye height. Nice greenery in the area would be nice. He ended with Long Lake Marine being good neighbors.

Close Public Hearing: 6:41 p.m.

Discussion:

Mr. Klabunde said a stockade fence would not be tall enough. Mr. Schuster agreed, trees better – or bushes. Mr. Schworm offered comment of lilac bushes.

Mr. Barck asked about additional conditions listed by staff to be met. Does Ms. Leman have plan to remedy? Staff said she is working to correct. Mr. Barck added resolving the berm issue does seem to be the most critical. Staff recommended one to two years.

**Motion by Barck, supported by McDonald to approve SUP 23-006 with notice to correct the following five conditions as reviewed by commission and staff, including fencing requirement removed, the issue of stump removal and berm/natural vegetation plantings to be resolved within one year.**

1. **35-foot setback from First Street missing**
2. **Property owner is Warren Leman not Heather Stetson Leman. Owner information and signature required on plans**
3. **Full length dimensions required – still listed as if separate parcels. East boundary line ~ 1371.77 (not 668’ or 706’), West boundary line ~ 1380.39 (not 677’ or 703’)**
4. **No fence proposed as required per Article 4 General Provisions, 4.34 Specific Requirements and Standards, YY. Storage, 1. Open storage shall be fully screened as required by the Planning Commission, with planting of trees or shrubs as needed.**
5. **No impact statement on plans (separate letter does not address #27 schools, utilities and natural environment and required to be on plan set)**

**With no further discussion, Motion Carried Unanimously, voice vote.**

1. OTHER BUSINESS:

Staff reminded members to review draft Master Plan. After discussion copies will be printed for members to pick up in the Zoning Office.

1. LIAISON REPORT FROM THE ZONING BOARD OF APPEALS:

Mr. Wilson reported Zoning Board of Appeals had no meeting in July. A meeting is planned for September.

LIAISON REPORT FROM THE BOARD OF TRUSTEES

Mr. McDonald no report at this time.

13. SECOND PUBLIC COMMENT: None

14. DISCUSSION:

Staff stated no pending items for September Planning Commission. Member agreed to cancel the meeting.

15. ADJOURNMENT: **Motion by McDonald, supported by Wilson to adjourn the meeting at 7:01 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.