

GREEN LAKE TOWNSHIP PLANNING COMMISSION  
GOLDEN FELLOWSHIP HALL  
9700 RILEY ROAD  
INTERLOCHEN, MI  
JULY 25, 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, Horne and Dean, Absent: McDonald. Also, present were Alycia Reiten, Planning and Zoning Director, and Mary Jo Barck, Recording Secretary.  
Schworm introduced Ed Wilson, Member at Large and Zoning Board of Appeals Liaison.
4. APPROVAL OF AGENDA: Moved by Horne and supported by Schworm to approve the Agenda. Carried.
5. APPROVAL OF MINUTES: Dean commented after reading the minutes that he should have voted no to the four-plex purposed on J. Maddy Parkway. Not enough information was presented and the owner should have been in person. Basing a decision on someone being “a good person” is not a recommendation. Schworm accepted as so noted. Motion by Barck and supported by Schuster to approve the Minutes of June 27, 2022 as written. Carried
6. FIRST PUBLIC COMMENT:

Rod West, 8865 Vagabond, Interlochen. Mr. West commented on the proposed development on the old Fun Country site. Maybe affordable housing should be considered.

Brandon Bearinger, 9622 Innwood W, Interlochen. Mr. Bearinger received a letter from Zoning Office stating his shipping container cannot be used as a shed. Letter said not being used for its intended purpose. He has had it for four years and they are all over the county. Feels he is being targeted.

Nicole Gentry, 2323 M-137, Interlochen. Ms. Gentry said the definition of a shipping container purchased is now a storage container.

7. CONFLICT OF INTEREST: None.

8. CORRESPONDENCE: Legal opinion from counsel. Members have a copy.

9. OLD BUSINESS:

- a. SUP 19-003. A request by Roderick West for an extension of expired Special Use and expired conditionally approved detailed site plan.

Schworm asked if the members had read the opinion from counsel. Schworm continued, the permits were not issued so no way to be given an extension. Options for rezoning were offered to Mr. West, however the township is unable to give suggestions. Motion by Horne, supported by Barck the requested extension as received on June 27, 2022 to the Planning Commission cannot be supported. Motion Carried.

10. NEW BUSINESS

- a. ZOA 22-002. A public hearing to receive and discuss amendments to the Green Lake Township Zoning Ordinance for fencing requirements, special event signage and definitions and also added definition of a storage container.

Schworm read into record proposed changes to the ordinance. Staff have asked the members to consider removal of “children’s playhouses” from the ordinance as requiring a land use permit and better define “swimming pools” as structure designed to hold water to enable swimming and other leisure activities. A swimming pool that is temporary and moved after the summer season does not require a permit. Swimming pools must still meet county and state requirements. Fencing in the R5 and C10 districts “front yard setbacks” should be amended to the same language as other districts, equal to setback for primary building or the front building line, whichever is less. Special Event Signs amended per the May 2022 meeting minutes, item ii will be deleted and new numbering put in place. Item i, changed to add not to exceed 12 square feet will be changed to not to exceed 24 square feet per tent side.

Staff originated a complaint resulting from staff discussion for a shipping container being used as a shed. Staff are requesting the commission consider the definition of an accessory structure include shipping containers as an example. Accessory structure permit, meeting setbacks, still required and any county permits. Horne and

Barck asked about typical sizing, staff answered varies, typically 10x20 with 9 feet in height, size will dictate placement. Barck asked if there were county codes prohibiting, staff replied no. Schuster asked about waterfront, staff stated must still meet setback.

Schworm opened public hearing at 6:40 p.m.

Brandon Bearinger, 9622 Innwood West, Interlochen. Said what he heard was that a neighbor called. Can't tell property owners what to do with their property. Does the township drive around the neighborhood looking for trouble?

Nichole Gentry, 2323 M-137, Interlochen. Would feel different if the box was a hideous old thing, rusty box on someone's property. Recent renovations took a long time and the container she has was used for storage, occurred to her to use as dry storage. Moved to back of property, doesn't want to annoy anyone.

Schworm moved to close the public hearing at 6:50 p.m.

Barck commented size, distance and distance between buildings still required to meet ordinance. Schworm added if now a shed all zoning conditions must be met.

Staff reminded members the containers are not a "shed" but an accessory structure.

Schuster said homeowner association rules may still not allow them. He further said that as presented he is not onboard with containers being added. Horne asked that the topic be pulled from the motion. Schworm agreed.

Motion by Schworm, supported by Wilson to change definition of accessory structure to include shipping containers and remove playhouse. Roll Call Vote:

Wilson – yes

Dean – yes

Barck – yes

Schuster – no

Horne – yes

Schworm – yes

Motion Carried.

Motion by Barck, supported by Schworm to adopt staff recommended revised setbacks for R5 and C10 district to include front yard setback on fences 4' to 6'6" pursuant to Article 4.13b consistent with all other districts. Fencing under 4' does not require a permit. Define a swimming pool to include those removed at the end of the season, not require a permit, Article 3. Changes to Article 6.6 Special Event Signage as presented by staff report, which includes changes to size. Schworm asked if any discussion. Hearing none, motion carried unanimously.

b. Master Planning with Dr. Grobbel – demographics and scheduling.

Dr. Grobbel commented the members are getting good advice from staff, when the unexpected comes up a rational approach is a must. Dr. Grobbel asked that if the members have questions on any of the material to contact him. (contact information in materials supplied) Dr. Grobbel reviewed demographic material with the commission. Additional materials were presented (attached) for member review. Furthering the process, a public input session was scheduled for August 24, 2022 at 6:00 p.m.

11. OTHER BUSINESS:

Schworm asked about the development ICA is putting in on Diamond Park. Staff stated the manufactured home park had never been abandoned.

12. LIAISON REPORT FROM THE ZONING BOARD OF APPEALS:

Wilson said the board had no meeting in July.

13. SECOND PUBLIC COMMENT:

Brandon Bearinger, 9622 Innwood W, Interlochen.  
Curious how the zoning process works. Where that container is there was a shed there, concrete pad still there. Not sure want to be part of this. Should be able to do what you want with your land.

14. ADJOURNMENT: Schworm motioned to adjourn the meeting at 7:58 pm., supported by Barck and carried unanimously.

STEPHEN HORNE, 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.