GREEN LAKE TOWNSHIP PLANNING COMMISSION

GOLDEN FELLOWSHIP HALL

9700 RILEY ROAD

INTERLOCHEN, MI

OCTOBER 25, 2021

MINUTES

1. CALL TO ORDER: By Chairman Schworm at 6:03 pm.
2. PLEDGE OF ALLGIANCE: Was recited by all.
3. ROLL CALL: Board members present were: McDonald, Schworm, Horne, Volkening, Schuster and Barck. Mouser was absent and excused. Also present were Alycia Reiten, Planning and Zoning Director and Ronda Robinson, Recording Secretary.
4. APPROVAL OF AGENDA: Moved by Barck and supported by McDonald to approve the Agenda, as presented. Carried.
5. APPROVAL OF MINUTES*:* Moved by Horne and supported by Volkening to approve the Minutes of September 27, 2021, as presented. Carried.
6. FIRST PUBLIC COMMENT: None.
7. CONFLICT OF INTEREST: None.
8. CORRESPONDENCE: None.
9. NEW BUSINESS
10. SPR 21-002-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 Bouman.

Motion by Schworm and support by Schuster to table SPR 21-002, until the November Planning Commission meeting as a result of the applicant not being in attendance. Carried.

1. SUP 19-02-A request for extension of one year to extend the Special Use Permit and detailed site plan for the previously approved Planned Unit Development (PUD) Round Lake Ridge, located on the north side of US Highway 31 between Gonder Road and Round Lake Road, Interlochen, MI 49643.

Janelle Zirkel explained that the road is getting close to completion. The project has been platted and the Master Deed has been recorded. She is asking for an extension due to the supply chain problems, the lack of employees, and the DTE pipeline construction. The lots are ready to sell once the road is completed.

Reiten recommends an extension of one year since she believes that meaningful progress towards completion will be achieved.

Motion by Schworm and support by Horne to approve SUP 19-02, as requested. Carried.

1. OTHER BUSINESS:
2. Review of Green Lake Township Master Plan:

Reiten explained that portions of the Master Plan do not line up with where the Township is heading. She communicated that the Board has been trying to move forward with the writing of a new Master Plan, but she does not feel like she is getting much help or cooperation from the Board. She asked the Board if they were interested in working on a new Master Plan that fits better with where the Township is currently. After a long discussion, the Board agreed that the Master Plan and its goals are still satisfactory. They prefer to make changes one at a time when needed.

Motion by Schworm and seconded McDonald that they reviewed the Master Plan, and it is adequate at this time. Carried.

1. Proposed 2022 meeting schedule:

Motion by McDonald and support by Barck to approve the proposed 2022 meeting schedule. Carried.

1. Discussion related to tiny homes and zoning setbacks, size minimums and district combinations.

Reiten explained that at this month’s Board of Trustees meeting one parcel Amendment was approved and two were tabled: 8060 US Hwy 31 and 1945 S. South Long Lake Road. The Trustees feel it is necessary to update the Master Plan before approving the Map Amendment. At the November Planning Commission meeting the Master Plan Amendment will be on the Agenda. Horne mentioned that the Master Plan allows changes that serve the Township.

The Board discussed accessory buildings on vacant lots. Reiten explained that in R-5 and C-10 the accessory building is permitted without a primary to be up to 1200 feet and in the rest of the districts they are limited to 300 square feet. Schworm explained that one reason for this requirement is to limit commercial looking pole barns next to residential areas. Schuster said the requirement was also to prevent people from building an accessory building and living in it without permits or in unsanitary conditions.

The Board agreed that the 800 square foot minimum dwelling requirement no longer has to be measured at grade. The minimum dwelling width of 20 feet should stand. There was no desire to change setbacks at this time.

Reiten opened a discussion about tiny homes that followed her report in the meeting packet. They discussed different square footage requirement options. Where tiny homes would fit best. Some ideas were: on the small lots in the Village and Diamond Park, and behind Blue Vase as a PUD. They could be allowed in one location to assess if there really is a desire for tiny homes in the area. How would residents feel about a tiny home being built next to their existing home. This topic will continue at next month’s meeting.

 Reiten explained that the only difference between R-1 and R-2 is that by special use R-2

 allows for Manufactured housing communities and Bed and Breakfasts.

Volkening made a motion, supported by Schworm to eliminate R-2, which would cause R-1 and R-2 to be combined as the R-1 district. Roll Call: Yes-Volkening, Schworm, Schuster, Horne. No-Barck, McDonald. Carried.

1. LIASON REPORT FROM ZONING BOARD OF APPEALS: Volkening reported that at the special meeting on 9-30-2021, the Board denied a setback variance of 1.7 feet on each side. On 10-13-2021, they approved a variance for a deck extension that wouldn’t be any closer to the water’s edge than it is currently.
2. OLD BUSINESS:
3. MPU 21-001 Conversation related to Master Plan Update-tiny homes: Discussed during other business.
4. SECOND PUBLIC COMMENT: None.
5. DISCUSSION: None.
6. ADJOURNMENT: Schworm adjourned the meeting at 7:54 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.