

GREEN LAKE TOWNSHIP PLANNING COMMISSION  
GOLDEN FELLOWSHIP HALL  
9700 RILEY ROAD  
INTERLOCHEN, MI  
February 27, 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, Klabunde, and McDonald. Dean was excused. 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.
5. APPROVAL OF MINUTES: Motion by Barck, supported by Schuster to approve the minutes of the January 23, 2023 meeting as presented. Motion Carried
6. FIRST PUBLIC COMMENT:  

Al Smith 11950 Riley Road  
Question concerning the sale of State land on Riley Road.
7. CONFLICT OF INTEREST: None
8. CORRESPONDENCE: None
9. OLD BUSINESS: None
10. NEW BUSINESS:
  - a. ZMA 23-002 – A public hearing to receive and discuss any public comment for consideration relative to a proposed rezoning request from C-10 Conservation to R-1 Residential located at the N ½ of the NW ¼ of Section 19 on Riley Road, Interlochen, MI and owned by One if Buy Land LLC.

William P. Mitchell, Mitchell & Associates, P.C. (surveying and engineering)

Mr. Mitchell spoke representing owner interests. The property was acquired in a state land auction. While under State ownership the property was zoned C-10, conservation. The owner, One if Buy Land, LLC, is requesting rezoning the parcel to R-1, which is the same as the property around it.

Staff state the zoning district is consistent with the Master Plan.

Chair asked members if they had questions. Hearing none the **public hearing was opened at 6:03 p.m.**

Gary Atkinson 11474 Riley Road

Lot sizes are a concern to him, how many homesteads are planned for the parcel?

Staff said 72 acres and 9 parcels. R-1 requires a minimum of one acre.

Mr. Atkinson said he would be more concerned if it was a subdivision. He also said area was supposed to be 2 or 2 ½ acre parcels. Schworm stated many times that was not possible, now all are zoned R-1.

Mr. Atkinson added that the road was a dirt road when he moved in and his taxes, through an assessment, paved that road. Now the traffic on Riley is double what it was when he moved in.

Al Smith 11950 Riley Road

When will the trash get cleaned up on the property – it is really trashy. Staff said the police are addressing the issue. Mr. Smith would like to see that get cleaned up. He asked what type of housing would be allowed and staff explained the minimum requirements of building a new home.

**Public hearing closed at 6:13 p.m.**

DISCUSSION on ZMA 23-002

Barck asked if proposed parcel B meeting minimum size, staff responded it did.

Klabunde believes the plan looks good.

Schworm said the larger lot sizes should conform to neighboring properties.

Motion by Klabunde, supported by Barck to approve ZMA 23-002 a proposed rezoning request from C-10 Conservation to R-1 Residential located at the N ½ of the NW ¼ of Section 19 on Riley Road, Interlochen, MI and owned by One if Buy Land LLC., as presented. McDonald said they can't guard against subdivisions, but this one seems reasonable to go to R-1. Motion carried unanimously by voice vote.

(NOTE: All audience members left at this time).

- b. ZOA 23-001 – A public hearing to receive and discuss any public comment for consideration relative to removing the requirement for a land use permit for structures under 200 sf. and remove the requirement of 10 feet between structures.

Staff brought this forward asking why do we regulate if county doesn't. Klabunde asked if setbacks were still required. Staff said yes, rules apply but no permit required. Klabunde also asked if the county requires 10' between buildings. Staff does not know.

**Public hearing opened at 6:22 p.m.**

**Public hearing closed at 6:22 p.m.**

McDonald asked if the distance is still needed for Accessory Dwellings versus Accessory Structures. Staff said dwellings are structures. Schworm said he believes code for dwellings is within 10 feet of another dwelling fire rated walls are required. Barck spoke with Chief Case, who said he was surprised to hear the proposed change. The Chief would like to give more thought to it, rather than just tossing it out – the building have combustible material most of the time. Barck said he could support sheds, but the 10' rule is different.

Staff said this item is not urgent and could be tabled.

Schworm thought it was just one more thing for staff to take care of.

Barck said his only issue is safety.

Motion by McDonald, supported by Schuster to recommend ZOA 23-001 – removing the requirement for a land use permit for structures under 200 sf. and remove the requirement of 10 feet between structures. Motion carries 5-1.

11. OTHER BUSINESS: None.

12. LIAISON REPORT FROM THE ZONING BOARD OF APPEALS:

Mr. Wilson reported a four-foot variance was granted to a homeowner on the Duck Lake peninsula. The resident's current garage is under the main floor of the home and the driveway is also the boat launch. The variance allows the garage to move to front of house for better access.

13. SECOND PUBLIC COMMENT: None

14. DISCUSSION:

On-line survey for Master Plan amendments is currently open and will close March 15.

Klabunde asked if a permit is needed for a hunting blind. Staff said no.

McDonald said the Board of Trustees approved the resort change discussed at the January Planning Commission meeting.

15. ADJOURNMENT: Schworm made a motion to adjourn the meeting at 6:42 p.m., supported by McDonald. Motion Carried.

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.