

GREEN LAKE TOWNSHIP PLANNING COMMISSION
Golden Fellowship Hall
9700 Riley Road, Interlochen, MI
July 22, 2019
MINUTES

1. **CALL TO ORDER:** By Vice-Chair Schworm at 6:02 pm.
2. **PLEDGE OF ALLEGIANCE:** Was recited.
3. **ROLL CALL:** Board members present were: McDonald, Mouser, Schuster, Horne, Schworm and Marshall. Kopriva was absent and excused. Also present was Alycia Reiten, Zoning Administrator and Ronda Robinson, Recording Secretary.
4. **APPROVAL OF MINUTES:** Moved by Mouser and supported by McDonald to approve the Minutes of the meeting held on February 25, 2019, as written. Carried.
5. **FIRST PUBLIC COMMENT:** None.
6. **APPROVAL OF AGENDA:** Moved by Mouser and supported by Horne to approve the Agenda, as presented. Carried.
7. **CONFLICT OF INTERETS:** None.
8. **NEW BUSINESS: SUP 19-02** To receive and discuss any public comment for consideration given relative to the request for the granting of a Special Use perming and site plan review for a Planned Unit Development (PUD) with 32 lots from ZDC, LLC, 125 Robotham Road, Beulah, MI 49617, for their property located on the north side of US Highway 31 between Gonder Road and Round Lake Road, Interlochen, Parcel Identification Number 28-07-007-018-00.

Public Hearing opened at 6:04 pm by Schworm.

AJ Zirkel, ZDC LLC, explained that this development will be similar to Round Lake Estates, all single-family residential lots.

Reiten said the plan meets all requirements as a PUD, it has not been reviewed by the Township Attorney, but will be. The site plan is here for a Special Use Permit and a preliminary review. It is a basic proposal. The Board can make modifications and the Site Plan can then come back for review. MDOT's review will be after approval of the PUD.

Public Hearing opened to Public Comment at 6:10 pm.

Jim Gourley, 1842 Round Lake Road, is concerned because that stretch of highway is dangerous. He said it is a restricted lake.

Jim Heddins, 1835 Round Lake Road, wants the driving hazards taken care of first. He asked why everyone wasn't sent a notice about the meeting.

Eileen Nadeau, 1847 Round Lake Road, is concerned about motorboats on the lake and contamination to the lake with too many people living by it. Answered that the DEQ and the DNR have authority over lakes.

Mike Soranno, 1979 Round Lake Road, asked if it will all be residential. Will the roads from the two developments be attached?

Rick Bowman, 1823 Round Lake Road, asked if it will be a site condo or a PUD.

Kathleen Short, 1859 Round Lake Road, asked if the Bylaws have been developed and are they similar to ours.

Kristine Grin, 1883 Round Lake Road, asked about the setbacks.

Marilyn Wright, 1492 North Gonder Road, wants to keep the lake natural.

Dave Sliwinski, 1764 Round Lake Road, says they need a turn lane. When will this start?

Letter submitted by Jim Gourley dated July 22, 2019, stating concerns

Email submitted by Ryan Minor in opposition to the density of the development.

Zirkel said the development will be similar to Round Lake Estates. Only four lots will have access to the lake. He does not intend for the nature of the lake to change. The square footage minimum exceeds the Township's minimum requirements. He hopes to start as soon as he gets the remainder of the permits.

Public Hearing closed to Public Comment at 6:37 pm.

Mouser said he doesn't see any reason for drastic changes to the Site Plan. If they aren't going to approve the PUD tonight, they need reasons to hold it up. They can put conditions on the approval.

Schworm said the other agencies permitting processes will bore out any other problems.

McDonald took a casual poll of the audience and they were not in favor of a pedestrian walkway between the two developments. He mentioned wanting to see a landscaping plan.

Kopriva's email dated July 19, 2019, was discussed among the Board. Her concerns will be addressed at the next review of the Site Plan.

Horne said it meets the requirements and any concerns about the site plan will be addresses after Zirkel gets the rest of his permitting. They can allow him to move forward with the process.

McDonald made a motion supported by Mouser to conditionally approve the proposed Special Use Permit #19-02 conditioned on all requirements of Section 12 of the Zoning Ordinance being

meet, as applicable, and submittal and approval of the requirements of Article 9 9.3 D1 b and c. They can come back for final approval. Mouser withdrew his support.

Motion by Horne and support by Mouse to approve #19-02. Carried by a vote of 5-1.

Motion by McDonald and support by Mouser to approve the preliminary site plan to develop the Special Use PUD, conditioned on all requirements of Section 12 of the Zoning Ordinance being met, as applicable, and submittal and approval of the requirements of Article 9 9.3 D1 b and c. Carried with a vote of 6-0.

9. CORRESPONDENCE: None.

10. SECOND PUBLIC COMMENT:

Jim Gourley said the Board didn't answer their questions.

Jim Heddins said they were told all questions would be answered.

11. OLD BUSINESS: Reiten said she will be bringing a list of recommended amendments to the Zoning Ordinance to the Board in the future. She would rather look at it as a whole than make a lot of individual changes.

Motion by McDonald and support by Mouser to continue this discussion at the next scheduled meeting. Carried.

12. DISCUSSION: None.

13. ADJOURNMENT: Schworm adjourned the meeting at 7:36 pm.

SECRETARY
GREEN LAKE PLANNING COMMISSION

RONDA ROBINSON, RECORDING SECRETARY
GREEN LAKE PLANNING COMMISSION

NOTE: THESE MINUTES ARE SUBJECT TO AMENDMENT AND /OR CORRECTION PRIOR TO THEIR ADOPTION.