Green Lake Township Special Meeting October 9, 2017

4:00 p.m.

**Called to order**: Called to order at 4:07 p.m. by Supervisor Radtke.

**Roll call:** West – Yes, McDonald – Yes, Bieganowski – Yes, Biondo – Yes,

Kramer – Yes, Radtke – Yes. Schroeter – Excused.

**New business:**

**Interlochen Center for the Arts (ICA) Ordinance Proposal:**

Trustee Patrick McDonald (Board Liaison) presented the board with comments from the Planning Commission regarding the zoning proposals.

The board reviewed and discussed the comments (Exhibit A).

The board discussed 2 Section 11 B areas. Trustee McDonald feels this contemplates ICA presenting there master site plan and it is reviewed by the Planning Commission and after it is approved, it would just be put aside. They would then come in whenever they have a new project and present a site plan and say we want to do this. This is where the agreement gets confusing. With this plan, if we agree to the plan, we would have no say in approving or not approving the site plan. If we agree to this, we would have no say over permitted uses it would be strictly the planning commission that would have the final say on the permitted uses. Trustee McDonald felt the board would not be too happy about that arrangement. Trustee West asked what is ICA’s reason for wanting to have this change. Trustee McDonald stated for their own internal controls and they wanted to lay out what their future plans were and have more clarity on the process to perhaps make it easier for future projects. Trustee West asked since ICA hired Mansfield and Associates, did they come to the Planning Commission and discuss it with the Planning Commission? Trustee West asked if Mansfield and Associates created this ICA Overlay District and then brought it to the Planning Commission to approve it because they want to be their own world within a world. Trustee McDonald stated at the time we did not have a planner working with the Township we didn’t have the fire power to properly vet this request. He feels the overall scheme is flawed. Trustee Bieganowski feels this is unnecessary. Trustee West feels this takes all control away from the Township.

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**New business continued:**

**Interlochen Center for the Arts (ICA) Ordinance Proposal:**

Trustee Biondo stated ICA was never exempt from getting a land use permit before starting a new project**.** They are not exempt from zoning either.

**Harry Wierenga of Fleis and Vandenbrink arrived at 4:30 p.m.**

Discussed side notes from Mr. Wierenga on the ICA zoning request.

(Exhibit B) Discussed uses. Discussed uses permitted and discussed districts and how they are zoned at ICA. In reviewing this request, Supervisor Radtke stated it sounds like ICA wants to expand their uses within their development or within the institutional zoning district as outlined. Trustee McDonald proposed trying to fix 11 4 C and ask them to submit their master plan and we can look at that and then go back to drafting the procedures 11 B. Trustee West feels this will take too much for this board to fix this or even the planning commission. It was discussed you would need to hire a professional like Mr. Wierenga to work on it. Mr. Wierenga suggested after this is completed that the board should have a time frame set up (every 5 years) to meet with ICA and go over their master plan and see if any changes have been made. If no changes are made then a meeting isn’t necessary. This is a better way to make sure our standards are being met. Mr. Wierenga advises refer this matter back to the planning commission with a recommendation to make the institutional district work with our ordinance and make this work with our ordinance without obligating us to all of this and find a way to make a master plan work. Supervisor Radtke stated we are not after the planning commission and we are not after ICA but our concerns are, what the impact to the township as a whole is. His understanding is Mr. Wierenga sees a streamline process of accomplishing the intent of the township and the intent of the ICA. Supervisor Radtke recommends we have Mr. Wierenga be the resource on the Townships behalf regarding this matter. Trustee Biondo feels you cannot just give this to the planning commission as they need guidelines too. He recommends bringing Mr. Wierenga in to assist with this matter. Trustee West stated since the planning commission approved this and sent it to board, shouldn’t the board find out what ICA actually wants. Why send it back to them if we are not going to approve what the plan is. She suggest ICA meet with the board to explain what their plans are.

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**New business continued:**

**Interlochen Center for the Arts (ICA) Ordinance Proposal:**

Eventually it will end up back at the planning commission but if the board does not agree with what they want to do, why waste the planning commission time.

Supervisor Radtke feels Mr. Wierenga along with our planning commission liaison Trustee McDonald take it back to the planning commission and say the concept of yes we want to work together but let’s work on M 2 and define it and move forward from there. It is recommended Mr. Wierenga, Supervisor Radtke and Trustee McDonald meet with ICA and regroup and reform.

Moved Bieganowski, Second Biondo to authorize Supervisor Radtke, Trustee McDonald and Harry Wierenga to meet with Mansfield and Associates and Interlochen Center for the Arts representative to reformulate a strategy to come to a mutual agreement on their zoning request. Carried.

**Public comment:** NONE

Adjournment: Moved McDonald, Second West to adjourn at 5:17 p.m. Carried.

Respectfully submitted,

Judith L. Kramer

Green Lake Township Clerk