**GREEN LAKE TOWNSHIP BOARD**

**Golden Fellowship Hall**

**9700 Riley Road, Interlochen, MI**

 **September 10, 2018**

**MINUTES**

1. **CALL TO ORDER**: By Supervisor Radtke at 6:00 pm.
2. **ROLL CALL:** Board members present were: Kramer, Schroeter, West, Bieganowski, Radtke, Biondo and McDonald. Also present was Ronda Robinson, Recording Secretary.
3. **PLEDGE:** Was recited.
4. **APPROVAL OF AGENDA:** Moved by McDonald and supported by Schroeter to approve theAgenda, as amended. Hiring of Michael Richter, Fire Department and Medical Marijuana Applications added to NEW BUSINESS. Carried.
5. **CONSENT AGENDA:** Moved by Kramer and supported by Radtke to approve the Consent Agenda, as amended. In the minutes of 8-13-18, on page 3 *the* removed and on page 5 the motion should read *except for the affidavit form, that we approve the forms presented with Information added after Filer’s Contact on the 1st page of the Facility License Application.* Roll Call: Yes-Biondo, West, Kramer, Bieganowski, Schroeter, McDonald, Radtke. No-0. Carried.
6. **REPORTS:**
7. MARY BETH HARDWICKE, INTERLOCHEN PUBLIC LIBRARY: reported that the grand opening of the new Library will hopefully be held in early November. Engraved pavers for the main walkway to the Library are still available for purchase till September 15th. The Friends of the Library are having their annual potluck supper on Monday, September 17th. Anyone who is a Friend of the Library is invited, anyone who isn’t a Friend of the Library is invited for $10. The speaker will be Marty Link.
8. ANDY MAREK, GRAND TRAVERSE COUNTY ROAD COMMISSION: said he hopes the labor negotiation shutdown will be worked out soon, so their projects can move forward.
9. CHIEF CUTWAY, GREEN LAKE TOWNSHIP EMERGENCY SERVICES: reported that the Department is constantly busy. Next Monday the engine will be in for repairs and he is looking for a loaner. They will be holding a Question & Answer Open House on September 19, from 6 to 9, to address questions about the ALS mileage proposal on the November ballot.
10. JIM ANDERSON, AIRPORT MANAGER: explained that Mike Schultz from Sky to Land called to ask if there were any problems caused by the three days of work they did in the Township. They were putting green grass seed on corn fields; the farmers other option is to use chemicals. It was noisy, but it wasn’t illegal. It is a Right to Farm thing. Green Lake Airport is a Basic Utility Public Use Airport. Anderson called the Michigan Aeronautical Commission and they stated it is allowed in a Public Use Airport. Mike Schultz said next year they will probably be here for only one day. Interlochen Center for the Arts’ parents use the Airport often because it is a Public Use Airport. Anderson reminded the Board that other uses have made noise too, like the Young Eagles.

Wade Adams, 5124 Orchestra Drive, said there was a vote in 1988 to keep commercial activity out of the Green Lake Airport. He doesn’t understand how this is allowed. What about the liability issue.

Celia Ebert, 5040 Orchestra Drive, asked the Township to notify the residents next year before this all happens.

Barb Thompson, 8651 Torno Road, asked what is to prevent someone else from doing this. Can we explore options to limit this? Can this be an Agenda Item for the October meeting?

1. **DISCUSSION:** Kramer told the Board that she put the new Blue Cross information in their packets, for their review.
2. **PUBLIC COMMENT:**

Wade Adams, reported that Dr. Blossey said the information provided by PLM is inadequate. Why does the contract allow them to treat native plants?

Mark Clark, 810 Cottage Lane, Attorney for Andy McQuillan, asked the Township Board to consider an amendment to the Zoning Ordinance, which the Planning Commission has recommended, to allow Class A growers in the Commercial District, as a special use, under the existing Zoning Ordinance.

Ruth Verhey, asked why we are paying to have native plants killed.

1. **CORRESPONDENCE:** None.
2. **UNFINISHED BUSINESS:**
3. ICA ORDINANCE PROPOSAL: McDonald reported a meeting was held with Interlochen Center for the Arts. The Planning Commission Chair presented an idea for Interlochen Center for the Arts to proceed as a PUD under our Ordinance. ICA thought that was a reasonable thing to do. ICA had concerns with the review standards. Together they are going to come up with some proposed language for the PUD standards. The proposed overlay district has been dropped. Bieganowski doesn’t know if this new plan will give ICA the flexibility they want.
4. FOLLOW-UP: STREET LIGHTS FOLLOW-UP: Radtke is waiting for a call to be returned. McDonald asked about turning off a streetlight at the back corner of the old Interlochen School.
5. **NEW BUSINESS:**
6. ZONING ORDINANCE AMENDMENT #18-05: McElyea explained that the Applicant petitioned the Township Board to allow growers in the Commercial District. The Applicant asked to allow Class A growers and the Planning Commission added Class B and C. This would be approved by the special use process.

Radtke said the numbers of growers would not increase. The Township Board turned this down earlier prior to a number of growers (2) being adopted in the Ordinance.

Bieganowski said they will be relying on the Planning Commission to be strict on the standards including odor and harmony with the neighborhood.

Biondo asked if this proposed amendment went to a Public Hearing and if it was published. Answer is yes at the Planning Commission level. He asked if any neighbors had comments at the meeting or sent in correspondences. Answer is no. Biondo would like time to talk to some of the business owners in the Commercial District. He is not interested in blanketing the Commercial District. Interlochen has around 14 miles of Commercial and it would be a broad stroke to approve this amendment. He said we are looking at one spot now, but it could effect a lot of other places. The area they are discussing is a unique place.

West doesn’t want a grower in the Commercial areas, either at the corners or in the Village. She said this amendment would allow growers in all Commercial areas. Ten years from now no one would know what the intent was at this time. McDonald said you could change the zoning district or allow only one grower. Radtke said it would only be allowed as a special use, and the neighbors would be notified.

McElyea said there was a notice in the paper about the proposed amendment and the neighbors would be noticed when and if a site plan was reviewed at a Planning Commission meeting.

Radtke explained the request was only for Class A growers and then the Planning Commission decided to add Class B growers and Class C growers. McElyea said the PC didn’t want to discriminate against other growers. Radtke is comfortable with allowing Class A growers. Schroeter said she would like to allow only Class A and only one grower.

Kramer asked if they could just allow growers in the mentioned area and not in all of the Commercial District. Bieganowski said no.

Motion by McDonald and support by Biondo to postpone action until the next regularly scheduled Township Board Meeting in October.

Radtke said the site selection would be controlled by the Planning Commission thru the Findings of Fact. He is still not sure about Class B and C. He thinks they can take action on the request tonight.

Biondo explained that all Commercial is very broad, and he can think of properties that might not be ideal for a grower. The lot in question does makes sense.

Kramer said the neighbors haven’t been noticed of the proposed amendment.

Roll Call: Yes-West, McDonald, Schroeter, Biondo, Kramer. No- Bieganowski, Radtke. Carried.

1. ROUSSEAU LOT LINE ADJUSTMENT REQUEST: The house is going to be removed and the lot will be split between the neighbors, a new survey will be done.

Bieganowski likes the forms to be filled out prior to the meeting. McElyea replied that he didn’t want the Township Attorney to review the forms prior to the meeting in case the request wasn’t approved.

Motion by McDonald and second by Schroeter to approve the lot split and recombination contingent upon the completion of the Subdivision Lot Split Consolidation Agreement, by the Township Attorney, and signed by the property owners. Roll Call: Y-Bieganowski, Biondo, Schroeter, West, McDonald, Kramer, Radtke. No- 0. Carried.

1. I.T. RIGHT CONTRACT RENEWAL:

Motion by Schroeter and support by Kramer to renew the I.T Right annual contract for $5, 060. Roll Call: Yes-Kramer, Bieganowski, Biondo, West, Schroeter, McDonald, Radtke. No- 0. Carried.

1. ZBA VARIANCE FEE: McDonald explained that the $250 variance fee doesn’t cover the cost of the required Zoning Board of Appeal Meeting to hear the variance request. Should the fee be raised?

Bieganowski asked if most of the variances are for minor things. What if there are multiple variances a month? McElyea said it is unusual for there to be more than one request a month.

Radtke reviewed variance fees at neighboring jurisdictions. He said they could amend the fee schedule to include the cost of mailings, site reviews and publications.

Biondo likes the idea of an escrow deposit. Kramer asked if $400 is enough. McElyea said $500 would better cover the costs. Radtke mentioned a $250 fee with a $500 escrow. Bieganowski wants to raise the fee to $350 and redraft the Reimbursable Expense Resolution to include the ZBA.

Motion by Bieganowski and support by McDonald to raise the base fee for a variance request to $450, and next month amend the Reimbursable Expense Resolution to include Zoning Board of Appeals’ matters.

Bieganowski amended the motion, supported by McDonald, to include all variances. Carried.

Motion by Bieganowski and support by McDonald to raise the base fee for all variances requested to $450, and next month amend the Reimbursable Expense Resolution to include ZBA matters. Carried.

1. HIRING OF MICHAEL RICHTER: Chief Cutway stated that Richter is a level 2 certified Firefighter.

Biondo made a motion, supported by Schroeter to hire Michael Richter conditioned on results of his background check and physical, per our policy. Carried.

1. MEDICAL MARIJUANNA APPLICATIONS: Kramer asked for a clarification on accepting Medical Marijuana applications. The Board agreed that Medical Marijuana applications will be accepted until two of each type ~~are approved by the State of Michigan~~ have final approval by the Township. Per the approved application, application fees are non-refundable.

**12. PUBLIC COMMENT:**

Wade Adams spoke about the Green Lake Airport and milfoil treatment.

Eric Somsel, Blair Township Fire Chief, spoke about the termination of the Fire Department billing agreement.

Ruth Verhey spoke about recycling.

Dennis Kevwitch, 2125 Gonder Road, spoke about the new Solar Farm landscaping and the traffic on Gonder Road.

Radtke mentioned junk complaints by the west side of Gonder Road

 **13. ADJOURNMENT:** By Radtke at 7:55 pm.

JUDITH KRAMER, CLERK

GREEN LAKE TOWNSHIP BOARD

RONDA ROBINSON, RECORDING SECRETARY

GREEN LAKE TOWNSHIP BOARD

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