

GREEN LAKE TOWNSHIP PLANNING COMMISSION
9394 10th Street, Interlochen, MI
SEPTEMBER 24, 2018
MINUTES

1. **CALL TO ORDER:** By Chair Kopriva at 6:01 pm.
2. **PLEDGE OF ALLEGIANCE:** Was recited.
3. **ROLL CALL:** Board members present were: McDonald, Mouser, Schuster, Jackowski, Schworm, Marshall and Kopriva. Also present was Kevin McElyea, Zoning Administrator and Ronda Robinson, Recording Secretary.
4. **APPROVAL OF MINUTES:** Moved by Jackowski and supported by McDonald to approve the minutes of the meeting held on August 27, 2018, as written. Carried.
5. **FIRST PUBLIC COMMENT:**
Dr. Linda Pepper said it is always interesting to attend the meetings.
6. **APPROVAL OF AGENDA:** Moved by McDonald and supported by Jackowski to approve the Agenda, as presented. Carried.
7. **PUBLIC HEARING:** None.
8. **OLD BUSINESS:**
 1. Continued review and discussion of GATEWAY OVERLAY DISTRICT with the intents permitted and conducive to the goals and objectives of the Green Lake Township Zoning Ordinance Master Plan:

McDonald said there is always flexibility, you can change to a PUD if necessary. He also said VMF is a typo, it should be VE.

Kopriva stated she didn't see any problems when trying to apply the Overlay. Schworm asked if this section of the Ordinance is driving away new business. McElyea said no, he hasn't had any request to turn away. McDonald said they need to let businesses know the Township is eager to work with them. Kopriva said it will take interest from someone who wants to develop in this area, she thinks it is easier to develop in the Overlay District than other areas of the Zoning Ordinance. Mouser stated that there hasn't been any businesses saying it was broken yet. McDonald said the Ordinance can be amended when needed.
 2. Consideration of amendment of Article 15-Board of Appeals, Section 15.4 Variances, as recommended by Green Lake Township Zoning Board of Appeals at their June 13, meeting. Also, review of Township ATTORNEY OPINION OF DRAFT:

McElyea said the Township Attorney recommends 1, 2, and 3 be verbatim. McDonald review the proposed language for the Board. Jackowski said the new language would be

useful if it is compliant with the law, and it is fairer to residents. Schworm would like to remove #2 and #4. Kopriva said she likes having #2 and #4 in Section 15.4. Jackowski said you would only use 2, 3, and 4 on certain occasions.

Motion by Jackowski and support by Mouser to add 3 to b and add language before 2 stating *in addition to the above the ZBA Board may consider other requirements*. Also, to schedule a Public Hearing on this amendment for the October Meeting. Carried.

3. Continued review and discussion of DECK SIZES AND LAKE SETBACKS:

Mouser said the sizes of decks allowed seem arbitrary and would there be a negative effect if that was changed. Jackowski said he doesn't want to see the deck size limit increased. Residents can always ask for a variance and he only remembers having two request for larger decks in the last ten years.

Water side setbacks were discussed and it was agreed to consider changing the setback to be more in line with other jurisdictions. Schworm said the State limit is 50 feet.

McElyea will check with Construction Code on railing heights.

Motion by Jackowski and support by Schworm to schedule a Public Hearing to amend the Water Side Setback to 50 feet and change VFM to VE, at the October meeting. Carried.

4. ZOA #18-06: An Update on the request from MANSFIELD & ASSOCIATES representing INTERLOCHEN CENTER FOR THE ARTS to review text amendments, AND THE PROPOSED RE-ZONING OF CERTAIN PARCELS to the GREEN LAKE TOWNSHIP ZONING ORDINANCE AND MAP with respect to ICA MASTER LAND USE PLAN for the campus:

Harry Wierenga plans to have the new draft for the October Planning Commission meeting.

McDonald said no matter what they decide to do the uses in the Industrial District will have to be passed by the Board.

McElyea said ICA is leaning towards a PUD. Rezoning would have gone against the Master Plan and a Zoning Ordinance text amendment wouldn't be enough.

Kopriva said if ICA gets their concept plan all approved, with no expiration on it, then they could come into the Township anytime to get specific portions of the site plan approved.

The Planning Commission Board discussed the approval process and the standards of approval for the conceptual plan.

9. NEW BUSINESS:

1. Discussion relative to SETTING POLICY on WHEN TO SET-UP PUBLIC HEARINGS on issues before the commission:

After a discussion by the Board it was decided that the Planning Commission will schedule Public Hearings by motion.

Motion by McDonald and support by Jackowski to have the Planning Commission schedule all Public Hearings.

10. CORRESPONDENCE: None.

11. ACTION ON SITE PLAN REVIEWS: None.

12. SECOND PUBLIC INPUT: None.

13. DISCUSSION: McElyea reported to the Board that on October's Agenda there will be two site plan reviews for two Provisioning Centers. McElyea will provide the Ordinance Amendment and the Police Power Ordinance in the Board packet.

McElyea said the Township Board is reviewing fees. The ZBA fee was increased to \$500 with a reimbursable expense account.

McDonald questioned duplexes being a permitted use according to the Zoning Ordinance in the Village Commercial District. Kopriva said in the residential district they need a special use permit, she thinks it is backwards. She wants to take a look at this issue.

14. ADJOURNMENT: Kopriva adjourned the meeting at 7:18 pm.

GERRY JACKOWSKI, 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.