**GREEN LAKE TOWNSHIP BOARD**

**Golden Fellowship Hall**

**9700 Riley Road, Interlochen, MI**

**November 11, 2019**

**MINUTES**

1. **CALL TO ORDER**: By Clerk Kramer at 6:00 pm.
2. **ROLL CALL:** Board members present were: Kramer, Bieganowski, Biondo and Schroeter. McDonald arrived at 6:03 pm. Radtke and West were absent and excused. Also present were Alycia Reiten, Township Zoning Administrator and Planner, and Ronda Robinson, Recording Secretary.

Motion by Bieganowski and second by Biondo to appoint Clerk Kramer as Chair of tonight’s meeting because of Radtke’s absence. Carried.

1. **PLEDGE:** was recited.

Kramer thanked any Veterans in the audience for their service.

1. **APPROVAL OF AGENDA:** Moved by Biondo and supported by Bieganowski to approve the agenda, as presented. Carried.
2. **APPROVAL OF CONSENT AGENDA:** Moved by Biondo and seconded by Bieganowski to approve the Consent Agenda, as amended. Changed *Yes* to *No* in Item #7. Roll Call: Yes-Bieganowski, McDonald, Schroeter, Biondo, and Kramer. No-0. Carried.
3. **REPORTS:**

A. TRENT MULDER, BAIRD, COTTER & BISHOP: reviewed the Township’s Audit Report. The Township received an Unmodified Opinion, which is the best Opinion a Township can receive.

Motion by McDonald and second by Biondo to accept the Audit of the 18/19 year, as presented. Carried.

B. OFFICER MARK NOFFKE, GRAND TRAVERSE COUNTY SHERRIF’S DEPARTMENT: reported that the speed sign placed on Peninsular Shores reported that 90% of the time cars slowed down to the speed limit. The other speed sign was placed on Tonawanda Road and it didn’t show a speeding issue. The signs have been pulled for the winter. One of the major drug sellers in Green Lake Township was locked up on Friday.

C. CHIEF CUTWAY, GREEN LAKE EMERGENCY SERVICES: reported that Bravo 2 has been returned after 56 days and it meets their expectations.

D. RON CLOUS, GRAND TRAVERSE COUNTY COMMISSIONER: explained that the minutes, back to the 1800’s, are going to be digitalized. It will be handled in the County Clerk’s Office. They are holding interviews for the Parks and Recs Board, DHS, Airport Commission and VA Commission. The Administration has presented a balanced budget and it should be approved at the end of the month.

E. ANDY MAREK, GRAND TRAVERSE COUNTY ROAD COMMISSION: reported that they are required to print maps, so they have a lot of them if anyone wants some maps. . They are working on a plan with Blair Township for Stadium Drive. They have approved the Bush Road agreement. The Commission held their first work study for the new Budget. The have ordered and received the equipment needed to optimize all the traffic signals in Grand Traverse County, that they have authority over.

1. **PUBLIC COMMENT:**

Jeff Bracket, 4134 East Duck Lake Road, is concerned with Sunset Park and wasn’t aware there was an issue until after last month’s meeting. The neighbors keep the park up nice and he is worried about road access and parking. The letter he received says they have 20 days to move their hoist and other belongings, and with this weather it is not fair. Other areas are allowed to moor boats. He asked who will make the call to have the boats towed. They were told the subdivision owned the Park, but they know it wasn’t written up right. The resident who brought this subject to the Board has an agenda.

McDonald said they are not trying to create a park; they were given a park and they are trying to be responsible with the park. It isn’t on a private road it is a public road.

Biondo stated that in July some residents brought Sunset Park to their attention. The Township had a title search completed and then realized the Township does own the Park. They have some responsibilities and enacted a few rules for the property. It is technically a public park but nothing much is going to change.

Bieganowski said until recently they didn’t even know they owed the Park and they are now playing catch up and put some basic rules in place. It is public property and needs to be taken care of.

Biondo said if a number of you use and maintain this Park it might be a good idea to rediscover this issue. There are rules and technicalities that do need to be taken care of. He doesn’t think what they did was very onerous.

Kramer said they have now insured the property and that comes with some rules.

Rick Whilden, 4081 Waterview, said his grandparents and parents told him the park is for the back row of houses and they have maintained the park since it was developed.

Tammy Sheler Davis, 4010 Waterview, said the main concern is having the docks and boats taken away. When they bought their house, they were told it included water access. They have a letter from the Township stating the road is a private road. It would have been nice to have some input with the

rules. They cannot get their shore station out by November 15th.

Jeff Cowhill, 4122 East Duck Lake Road, said the park is kept up nice. It is quiet most of the time.

It does get a little busy during the holidays.

The Colbed’s, 4631 Waterview, stated that parties don’t happen there, and it is maintained well. The 10-foot access was getting washed out and they stabilized it. Everything was fine and he doesn’t know how this all happened, and it isn’t right.

Dr. Pepper, 4306 Central Park, said thanks for the speed signs going out to the peninsula it is

making a difference.

Biondo said whatever the plat says is how it is spelled out in the law. It sounds like there is a good

neighborhood network that takes care of the park. The State Laws dictate road ends and docks. He

would like to not worry about the docks until Spring. Maybe there is need for more discussion

about Sunset Park.

Bieganowski said it is a breech of public trust to let a person put private property on public

property. There may be a creative way to recreate what they have.

James Labelle, 4101 Waterview, can we launch boats at the road end?

Kramer said they were all shocked that they owned this Park. They were trying to get all their ducks in a row. It doesn’t mean they can’t revisit the issue now that they have more information. The Township will notify the neighbors when this is discussed in the future. She is sure they can come to an agreement.

Motion by McDonald and support by Biondo to extend the deadline for removing personal

Property from Sunset Park from November 15, 2019, to May 15, 2020. Carried.

Kramer called a five-minute recess at 7:17 pm.

Kramer reconvened the meeting at 7:25 pm.

1. **UNFINSHED BUSINESS**
2. DDA/TOWNSHIP TRAILS MASTER PLAN FOLLOW UP: McDonald stated that there was nothing new to report at this time.

Motion by Bieganowski and support by McDonald to remove DDA/TOWNSHIP TRAILS MASTER PLAN FOLLOW UP until further information is gathered. Carried.

1. SOLAR ARRAYS FOLLOW UP:

Bieganowski said he wants the solar arrays to actually power something which would be educational for students to study instead of sending the power into the grid Kramer said she thinks the park would be the best spot for the arrays. McDonald is going to research those two thoughts

Motion by McDonald and support by Kramer to postpone Solar Arrays until the December Township Board Meeting.

1. **NEW BUSINESS**
2. HIRE JOSEPH MIRACLE JR.

Chief Cutway said Miracle was interviewed before and was the number two pick.

Motion by Bieganowski and support by Schroeter to approve the hiring of Joseph Miracle Jr. pending a background check and physical. Carried

1. MITIGATION RATES: Chief Cutway said he would like the Board to adopt Schedule A. We need to keep up with these reimbursable rates. Chief Cutway said they will not create any hardship for the residents because of this Ordinance.

Motion by Bieganowski and support by Biondo to amend Exhibit A, the Mitigation Rates, of the

Cost Recovery Ordinance. Carried

1. ZOA 19-01 ARTICLE 8 ZONING DISTRICTS, 8.6 TABLE OF USES: Reiten explained that the Planning Commission recommended amending the Village Commercial District because the District is losing available commercial lots to residential uses. They modified it along M137 to eliminate new residential development. They also changed the definition of accessory dwelling to allow attached owner/operator living quarters subject to the conditional use requirement, and the table of uses was amended.

Biondo asked what the purpose was because for years the trend in the Village of Interlochen is limited Commercial because there is no sewer and water and the lots are small with tough setbacks; residential is the best use for this property. Reiten said the Master Plan no long calls it Village Commercial it is called Village mixed use, with the corridor being Commercial. The Ordinance offers many opportunities. Kramer said isn’t the goal to be ready for Commercial to move this direction. Biondo said Commercial is moving very slowly. Biondo is worried it would inhibit more that it would encourage. McDonald said the idea was to prevent the conversion of Commercial property to Residential property. Biondo said they need to be reasonable even if it isn’t want they want.

Reiten said the Township will grow and they need to tailor the growth. They do have an opportunity in the Village to capitalize on the potential Commercial development in the corridor.

Motion by McDonald and support by Biondo to postpone action on ZOA 19-01 ARTICLE 8 ZONING DISTRICTS, 8.6 TABLE OF USES. Carried.

1. ZOA 19-02 CORRECTIONS TO TOWNSHIP ORDINANCE

Bieganowski said this amendment is all housekeeping.

Motion by Bieganowski and support by Schroeter to adopt ZOA 19-02 CORRECTIONS TO TOWNSHIP ORDINANCE. Roll Call: McDonald, Schroeter, Biondo, Bieganowski, Kramer. No-0, Carried.

1. ZOA 19-03 ARTICLE 15 BOARD OF APPEALS, 15.4 VARIANCE

Reiten explained this has been a long process, with many conversations and many iterations. The ZBA thought there were some loopholes and they thought the language was too cumbersome. McDonald said it was modeled on Midland’s Ordinance. The Township Attorney has reviewed the amendment.

In b Biondo wants the word *adjacent* changed to *other* and add *in the district* to the end of the sentence.

Bieganowski said legally there is set wording you have to use. He said this is close but does not match. He thinks self-created should be put back in.

Motion by Bieganowski and support by Biondo to adopt ZOA 19-03 ARTICLE 15 BOARD OF APPEALS, 15.4 VARIANCES as amended. E changed to read, *The variance will do substantial justice to the applicant, as well as to other property owners in the district*. Roll Call: Schroeter, Biondo, Bieganowski McDonald, Kramer. No-0. Carried.

1. FIRE STATION STUDY PROPOSAL Ben Kladder, Fleis and VandenBrink, explained the needs of the Fire Station has changed since the specs were presented last year. The biggest Township need now is the Fire Department. The Offices may be remodeled in the future. Biondo says they do need a plan, with or without a mileage.

Motion by Biondo to approve the Fire Station Study Proposal. Withdrawn by Biondo.

Motion by Bieganowski and second by McDonald to have a separate formal contract created for Phase 1 from Fleis and VandenBrink with deliverables in detail, presented at the next special or regular Township Board Meeting.

1. DISC GOLF BIDS: Kramer explained that the Board agreed to match $10,000 towards this project. The plan is to start in November. There was some confusion about the need for a separate concrete invoice.

Motion by Kramer second by McDonald to authorize the Supervisor to enter into an agreement with Dynamics Disc in the amount of $18,410, as presented. Kramer withdrew her motion

Motion by Kramer and second by McDonald to postpone this decision until the next meeting of the Township Board. Carried.

1. **DISCUSSION:**

Biondo said he is appreciative to the Executive Board. The clean Audit shows how hard they are working, and he is thankful.

McDonald said they will probably be losing the Chair of the Planning Commission and it will be a big loss.

Kramer said Cedar Hedge Lake has been tested and it has full blown Eurasian watermilfoil in the entire lake. They will hopefully organize and start working towards a special assessment district.

According to Deb Hunt, the contract with the Road Commission is on the way.

1. **CORRESPONDENCE:** None.
2. **PUBLIC COMMENT:** None.
3. **ADJOURNMENT:** By Kramer at 8:38 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.