GREEN LAKE TOWNSHIP PLANNING COMMISSION

GOLDEN FELLOWSHIP HALL

9700 RILEY ROAD

INTERLOCHEN, MI

JULY 7, 2021

MINUTES

1. CALL TO ORDER: By Chairman Schworm at 6:00 pm.
2. PLEDGE OF ALLGIANCE: Was recited by all.
3. ROLL CALL: Board members present were: McDonald, Schworm, Horne, Volkening, Mouser, Schuster and Barck. Also present were Alycia Reiten, Planning and Zoning Director and Ronda Robinson, Recording Secretary.
4. APPROVAL OF AGENDA: Moved by Horne and supported by Mouser to approve the Agenda, as presented. Carried.
5. APPROVAL OF MINUTES*:* Moved by Volkening and supported by Horne to approve the Minutes of May 24, 2021, as presented. Carried.
6. FIRST PUBLIC COMMENT: None.
7. CONFLICT OF INTEREST: None.
8. CORRESPONDENCE: Notice of Intent to Conduct Master Planning from Long Lake Township.
9. NEW BUSINESS
10. PUBLIC HEARING: CZR 21-001-A public hearing to receive and discuss any public comments for consideration relative to a proposed conditional rezoning for Commercial to R5 Rural Residential located at McGregor Way, Grawn, MI and owned by Double Diamond Enterprises, Inc.

David Rowe, Alward Fisher Rice Rowe & Graf, 202 State Street, representing Double Diamond Enterprises. The applicant wishes to construct storage units on this property. The applicant also owns the adjacent property which already contains storage units. The parcel is zoned Commercial, and the Ordinance prohibits storage units in the Commercial District. The property is 700 feet off US-31. They are asking the Planning Commission to recommend approving the conditional rezoning to the Board of Trustees. The property is adjacent to R5. The proposal would put the property to good use and does comply with the Zoning Enabling Act, Section 405.1 for conditional rezoning. If approved, the applicant would still need to receive a special use permit and a site plan approval from the Planning Commission.

Barck stated that in R5 the parcels must be a minimum of five acres. Reiten said this can be rectified in a short order with a lot line adjustment. The applicant agreed.

Public Hearing opened to public comment by Schworm at 6:34 pm.

No public comment.

Public Hearing closed to public comment by Schworm at 6:34 pm.

Schworm believes storage units on this property would not bother anyone. Horne stated the proposal by the applicant is the best use of the property. The Board will see the site plan for approval before the project gets started.

Motion by Schworm and second by McDonald to approve CZR 21-001 based on the discussion, contingent on the parcel obtaining the required five acres minimum in R5. Also, to accept the proposed conditional rezoning agreement. Roll Call: Yes-McDonald, Volkening, Schworm, Horne, Schworm. No-Barck, Mouser. Carried.

1. OTHER BUSINESS: None.
2. LIASON REPORT FROM ZONING BOARD OF APPEALS: Volkening reported that at last month’s meeting they approved a variance for a garage on a small lot. At this month’s meeting the ZBA will hear four cases.
3. OLD BUSINESS:
4. MPU 21-001 Conversation related to Master Plan Update: The Board discussed a vision statement, workforce housing, tiny houses and current trends. Their plan of action regarding the Master Plan will be to clean up the Master Plan and make corrections instead of performing a total rewrite of the current Master Plan.
5. SECOND PUBLIC COMMENT: None.
6. DISCUSSION: Barck asked for updates on Light House Acres and the proposed Short Term Rental Ordinance.
7. ADJOURNMENT: Schworm adjourned the meeting at 7:16 pm.

STEPHEN HORNE, SECRETARY

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RONDA ROBINSON, RECORDING SECRETARY

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