

**GREEN LAKE TOWNSHIP PLANNING COMMISSION**  
**Golden Fellowship Hall**  
**9700 Riley Road, Interlochen, MI**  
**MAY 18, 2020**  
**MINUTES**

1. **CALL TO ORDER:** By Chair Schworm at 6:00 pm.
2. **PLEDGE OF ALLEGIANCE:** Was recited.
3. **ROLL CALL OF ATTENDANCE:** Board members present were: McDonald, Mouser, Schuster, Horne, Schworm, Barck and Marshall. Also present was Alycia Reiten, Zoning Administrator and Ronda Robinson, Recording Secretary.
4. **APPROVAL OF AGENDA:** Moved by Marshall and supported by Horne to approve the Agenda, as presented. Carried.
5. **APPROVAL OF MINUTES:** Moved by Barck and supported by Marshall to approve the Minutes of the meeting held on February 24, 2020, as written. Carried.
6. **FIRST PUBLIC COMMENT:** None.
7. **CONFLICT OF INTERETS:** Horne stated a conflict with DSP 20-001. He will not participate in New Business E.
8. **NEW BUSINESS:**
  - A. **ADVISORY REVIEW:** SPR: 20-003-A REQUEST BY JOE RITCHIE FOR AN INFORMAL ADVOSORY REVIEW OF A SKETCH PLAN FOR A PROPOSED OURDOOR PRIVATE RECREATION FACILITY AT US-31 SOUTH, INTERLOCHEN.

Joe Ritchie, Screams in the Dark, explained and reviewed his plan to build a permanent location for his successful seasonal business. He has been running haunted attractions for 30 years 9 of them at the Northwestern Michigan Fairgrounds. He has two more years left on the contract with the fairgrounds. The plan is to start construction next spring and open at the new location, across from Materne, for the 2022 Halloween season. There are five acres set aside for a dust free parking lot. The attraction will be only open Fridays, Saturdays and Sundays, seasonally. He has obtained the driveway permit and will rent port-a-potties. The Board agreed that this plan is a good idea and has a low impact on the area. The Board did have a conversation about possible noise. Ritchie will come before the Board with an official plan soon.
  - B. **PUBLIC HEARING:** CUP 20-001-A PUBLIC HEARING TO RECEIVE AND DISCUSS ANY PUBLIC COMMENT FOR CONSIDERATION GIVEN RELATIVE TO THE REQUEST FOR GRANTING OF A CONDITIONAL USE PERMIT AND DETAILED SITE PLAN FOR A PROPOSED DORMITORY AT 4000 M-137, INTERLOCHEN, MI AND OWNED BY INTERLOCHEN CENTER FOR THE ARTS.

Eric Gray, Interlochen Center for the Arts, explained the plan to construct a new convertible residents' hall. It would hold 72 students during the academic years and house staff during the summer months. The wing would house artist suites in the hopes of attracting higher talent for teaching positions. The exterior would blend in with surrounding campus. The plan meets all the setbacks, with only sidewalks within the setbacks. All the lighting would be standard lighting.

OPEN PUBLIC HEARING TO PUBLIC COMMENT BY CHAIR SCHWORM AT 6:16 PM.

No public comment.

CLOSED PUBLIC HEARING TO PUBLIC COMMENT BY CHAIR SCHWORM AT 6:16 PM.

Motion by Barck and support by Mouser to approve CUP 20-001, subject to submittal of lighting plan and approvals of all outside agencies. Carried.

- C. PUBLIC HEARING: CONDO SP 20-001-A PUBLIC HEARING TO RECEIVE AND DISCUSS ANY PUBLIC COMMENT FOR CONSIDERATION GIVEN RELATIVE TO THE REQUEST FOR GRANTING OF A CONDOMINIUM SUBDIVISION AND DETAILED SITE PLAN FOR A PROPOSED 28 UNIT CONDOMINIUM SUBDIVISION AT US HWY 31, INTERLOCHEN, MI AND OWNED BY LIGHTHOUSE ACRES DEVELOPMENT CO., LLC.

Bill Crane, Crane Engineering, explained that this project came before the Planning Commission before and has since had some minor modifications. The subdivision will have 28 single family residential site condominiums. All lots are one acre and the houses will be a minimum of 1200 square feet with an attach 2 car garage. The development will use the same commercial driveway as Dilbert's. A private asphalt road with a cul-de-sac will be constructed and all houses will have private wells and septic systems.

Jamie Julian, owner, explained that the regulations for the lots are similar to the regulations for Round Lake Estates. The road and underground utilities will be completed and then four houses will be built a year.

PUBLIC HEARING OPENED TO PUBLIC COMMENT BY CHAIR SCHWORM AT 6:37 PM.

No public comment.

PUBLIC HEARING CLOSED TO PUBLIC COMMENT BY CHAIR SCHWORM AT 6:37 PM.

The Board discussed their concerns with the second course of asphalt being competed because history has shown that in some cases it never gets finished.

Motion by Mouser and second by McDonald to recommend approval of CONDO SP-20-001 with the following conditions. A performance bond will be attained, based on the estimate provided by the applicant and verified by the Township Engineer, guaranteeing the final coat of asphalt, utilities and landscaping. The first half of the bond will be released after the first course of asphalt is laid, and utilities and landscaping are completed. The second course will be completed within two years of completion of the first course which includes the utilities and

landscaping for the road. After completion of the second course, then the bond will be released.  
Roll Call: Yes-McDonald, Mouser, Marshall, Barck, Schuster, Horne, Schworm. No-Carried.

- D. PUBLIC HEARING: SUP 20-004-A PUBLIC HEARING TO RECEIVE AND DISCUSS ANY PUBLIC COMMENT FOR CONSIDERATION GIVEN RELATIVE TO THE REQUEST FOR UPDATING A SPECIAL USE PERMIT AND DETAILED SITE PLAN FOR A MEDICAL MARIHUANNA GROWER CLASS A AT 6901 SULLIVAN ROAD, GRAWN, MI AND OWNED BY AWM ENTERPRISES, LLC.

Dusty Christensen, Mansfield Land Use Consultants, explained that this SUP was obtained and expired due to timing of getting the project started. They wish to get reapproval for the SUP. At this point the two buildings would be connected in phase 2. Phase 1 would only be the renovation of the interior of the existing buildings. They are requesting that bringing the parking lot up to commercial standards be done in Phase 2, one year after the occupancy permit is issued. Everything else remains similar to what the Board saw a year ago.

Andy McQuillan, property owner, stated that he is a Class A grower allowed to have 500 plants indoors.

PUBLIC HEARING OPENED TO PUBLIC COMMENT BY CHAIR SCHWORM AT 7:10 PM.

No public comment.

PUBLIC HEARING CLOSED TO PUBLIC COMMENT BY CHAIR SCHWORM AT 7:10 PM.

One resident corresponded with Reiten about this SUP but in a discuss said she misunderstood the purpose of the Public Hearing.

Motion by Schworm and second by Horne to approve SUP 20-004, as presented with the five conditions from the staff memo dated 5-18-2020, and with the addition of a performance bond for the driveway paving. The applicant will provide an estimate to the Township and the bond will reflect that estimate. Roll Call: Yes-McDonald, Mouser, Marshall, Barck, Schuster, Horne, Schworm. No-0. Carried.

- E. PUBLIC HEARING: DSP-A PUBLIC HEARING TO RECEIVE AND DISCUSS ANY PUBLIC COMMENT FOR CONSIDERATION GIVEN RELATIVE TO THE REQUEST FOR THE GRANTING OF A DETAILED SITE PLAN FOR A PERMITTED PUBLIC ASSEMBLY SPACE AT 2323 M-137 INTERLOCHEN, MI, AND OWNED BY NICOLE PHILIBOSIAN.

Nicole Philibosian, 7378 Forest Lodge Road, wants to use the structure as a public meeting and performance space. It is a small space but would work for small weddings, recitals, retirement parties and rehearsal dinners. The County dictates capacity of buildings. The septic system is being replaced with a larger one. Food preparations won't be performed on site, and the bathrooms are ADA compliant. A deck might be added at a later time. She owns the whole block including the short-term rental rooms next door.

PUBLIC HEARING OPENED TO PUBLIC COMMENT BY CHAIR SCHWORM AT 7:28 PM.

No public comment.

PUBLIC HEARING CLOSED TO PUBLIC COMMENT BY CHAIR SCHWORM AT 7:28 PM.

The Board discussed possible noise nuisance and the addition of a deck to the structure.

Motion by Mouser and second by Barck to approve DSP 20-001, as presented, with the five conditions listed in the staff memo dated 5-18-2020, and to allow the construction of a deck up to 600 square feet. Carried.

**F. PUBLIC DISCUSSION: CONVERSATION TO CREAT STANDARDS FOR TEMPORARY SIGNAGE**

Reiten explained that businesses in the Township want more signage than is allowed in the Ordinance. We need to do the best we can to support the small businesses we have and bring in more businesses by allowing them to further display their businesses. She recommends one temporary sign up to 2x3, removed at the close of each day, and one flag at the entrance during business hours. The Board agreed to move forward with a Public Hearing next month.

**9. OTHER BUSINESS:** Schworm would like Correspondence moved before Public Hearings on the Agenda.

**10. OLD BUSINESS:** None.

**11. CORRESPONDENCE:** Haggard's Plumbing

**12. SECOND PUBLIC COMMENT:** None.

**13. DISCUSSION:** None.

**14. ADJOURNMENT:** Schworm adjourned the meeting at 7:44 pm.

STEPHEN HORNE, 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.