

GREEN LAKE TOWNSHIP PLANNING COMMISSION
GOLDEN FELLOWSHIP HALL
9700 RILEY ROAD, INTERLOCHEN, MI
SEPTEMBER 27, 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 and Volkening. Schuster, Mouser, and Barck were absent and excused. Also, present were Alycia Reiten, Planning and Zoning Director, and Ronda Robinson, Recording Secretary.
4. APPROVAL OF AGENDA: Moved by Volkening and supported by Horn to approve the agenda with the amended second page. Carried.
5. APPROVAL OF MINUTES: Moved by McDonald and supported by Volkening to approve the Minutes of July 26, 2021, as amended. 12 A. *converation* corrected to *conversation*. Carried.
6. FIRST PUBLIC COMMENT: None.
7. CONFLICT OF INTEREST: None.
8. CORRESPONDENCE: None.
9. NEW BUSINESS:
 - A. SUP 21-001-A PUBLIC HEARING TO RECEIVE AND DISCUSS ANY PUBLIC COMMENT FOR CONSIDERATION GIVEN RELATIVE TO THE REQUEST FOR GRANTING OF A SPECIAL USE PERMIT AND DETAILED SITE PLAN FOR A PROPOSED MINI-STORAGE FACILITY LOCATED AT MCGREGOR WAY, GRAWN, MI AND OWNED BY DOUBLE DIAMOND ENTERPRISES, INC.

Continue Public Hearing, open to the public for comment and discussion by Schworm at 6:05 pm.

Dusty Christensen, Mansfield Land Use Consultants, reviewed the history of this project. SUP 21-001 came before the Planning Commission on July 26, 2021, and was tabled to allow the applicant time to fully complete the details of the request. On September 8, 2021, the Zoning

Board of Appeals granted a variance of 1.94 acres to the required five acre minimum for the R-5 zoning district. Then on September 13, 2021, the Board of Trustees approved a rezoning of the parcel from Commercial to R-5. Christensen reviewed the site plan included in the meeting packet. The applicant is asking for three waivers. 1. Waiver requested for proposed north driveway because it is directly across the road from other drive. 2. Waiver requested for foundation plantings because fence and plantings are provided along the entire western property line. 3. Waiver requested for buffering because fence and plantings are provided along the entire western property line.

Reiten recommends conditional approval with the four conditions in her staff report dated September 27, 2021.

McDonald asked for eight additional tree plantings on the northeast corner.

Closed Public Hearing to public comment by Schworm at 6:21 pm.

Motion by McDonald and second by Horne to conditionally approve the proposed site plan and special use permit conditioned upon the rezoning agreement being recorded with the register of deeds, outside storage prohibited, conditioned upon the Township Attorney's approval of the master deed and condominium documents, conditioned on the posting of performance guarantee for the completion of the project by December 31, 2023, completion of the landscaping, completion of the paving, providing for the release of that portion of the guarantee as the performance is completed. Waive the driveway distance requirement for the one driveway directly across from another driveway, waive the cover on the west side because of the plantings and fencing and waive the foundation plantings on the primary building because there are plantings on the west side. Trees be planted on the north side similar to the ones planted on the west side. Carried unanimously.

B. SPR 21-001-A REQUEST FOR GRANTING OF A SITE PLAN FOR OUTDOOR SEATING AND ADDITIONAL IMPROVEMENTS AT 9205 US 31, GRAWN MI AND OWNED BY JOHN AND MELISSA OCKERT.

John Ockert, 8187 N. Reynolds Road, explained that he and Melissa bought the business in March of 2020, when the State shut down restaurants. They started the business with take out only and when allowed it was opened up to customers. Many people prefer to eat outside, now. The prior owner was working on a liquor license for the outdoor area but it was not transferable. Prior to their liquor license inspection, the fence, signage, picnic tables and bar had to be in place. The Ockerts are asking for a waiver of the detailed site plan. They plan on paving the parking lot and shielding the dumpsters soon.

Reiten said she has not received any complaints from the neighbors. The property has adequate parking to accommodate the additional seating.

Motion by Schworm and second by Horne to approve SPR 21-001, as requested with the waiver. Carried unanimously.

C. ZMA 21-002-PROPOSED AMENDMENTS TO THE GREEN LAKE TOWNSHIP ZONING ORDINANCE: PREVIOUSLY TABLED PENDING ADDITIONAL DISCUSSION.

Reiten explained that parcel 8060 US Hwy 31, was amended to be consistent with the neighboring properties with 600 feet depth of commercial frontage. She said that this amendment is good for the community as a whole. This is one step towards controlled growth.

Ben Komrska, 5124 Karlin Road, asked how to clean up properties when the owners walk away and leave a mess.

Motion by Schworm and support by Volkening to approve ZMA 21-002, as presented for the rezoning of three parcels. Carried unanimously.

10. OTHER BUSINESS: None.

11. LIASON REPORT FROM ZONING BOARD OF APPEALS: Volkening reported that at the last meeting they granted two variances.

12. OLD BUSINESS: MPU 21-001 CONVERSATION RELATED TO MASTER PLAN UPDATE: Will be discussed at next month's meeting.

13. SECOND PUBLIC COMMENT: None.

14. DISCUSSION: Reiten lead a discussion about efficiency units under designated circumstances. The Board Members said they would learn more about tiny house communities and be ready for a discussion next month.

15. ADJOURNMENT: Schworm adjourned the meeting at 7:11 pm.

STEPHEN HORNE, SECRETARY
GREEN LAKE TOWNSHIP PLANNING COMMISSION

RONDA ROBINSON, RECORDING SECRETARY
GREEN LAKE TOWNSHIP PLANNING COMMISSION

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