**GREEN LAKE TOWNSHIP PLANNING COMMISSION**

**Golden Fellowship Hall**

**9700 Riley Road, Interlochen, MI**

**AUGUST 24, 2020**

**MINUTES**

1. **CALL TO ORDER**: By Vice-Chair Mouser at 6:00 pm.
2. **PLEDGE OF ALLEGIANCE:** Was recited.
3. **ROLL CALL:** Board members present were: Barck, Schuster, Horne, Marshall, McDonald and Mouser. Schworm was absent and excused. Also present was Alycia Reiten, Zoning Administrator and Ronda Robinson, Recording Secretary.
4. **APPROVAL OF AGENDA:** Moved by Horne and supported by Barck to approve the Agenda, as amended. Add, Gate at 7094 US 31, as New Business #1. Roll Call: Yes- Mouser, Schuster, Barck, Marshall, McDonald, Horne. No-0. Carried.
5. **APPROVAL OF MINUTES:** Moved by Barck and supported by Marshall to approve the Minutes of the meeting held on July 27, 2020, as written. Carried.
6. **FIRST PUBLIC COMMENT:** None.
7. **CORRESPONDENCE:** Letter from Jeffery Witt dated 8-19-2020.
8. **CONFLICT OF INTERETS:** None.
9. **NEW BUSINESS:**
10. INTERLOCHEN AFFORDABLE SELF STORAGE GATE: When this site plan was approved the gate was part of the Planning Commission’s site plan approval. Reiten explained that it was before her time, but a Planning Commissioner inquired about the gate’s pending installation. Reiten reached out to the property owner and he said they do not have any safety or security issues so do they really need to install the gate. Reiten doesn’t know if it was a requirement of the approval because there wasn’t time to research since the applicant presented the last-minute request for the board to consider.

The Board discussed the fact that a gate without an attached fence doesn’t seem to be of any value. The Board needs more facts and Reiten needs time to find the original documents from this case. The Planning Commissioner wasn’t sure if it was a requirement or just part of the discussion.

Motion by McDonald and support by Barck to table the Gate discussion for Interlochen Affordable Self Storage until the next regular meeting of the Planning Commission, for more research time. Roll Call: Yes-Barck, McDonald, Horne, Marshall, Schuster, Mouser. No-0. Carried.

Larry Witt, 4752 E Sandford Lake Drive, Lake Ann, explained that he doesn’t remember any mention of a gate and didn’t realize it was on the site plan. There was never a plan to install a fence.

1. PUBLIC HEARING: ZOA 20-003 Proposal to amend the Green Lake Township Zoning Ordinance as Amended as follows.
* Article 4 Corrections
* Article 6 Signs
* Article 8 Zoning Districts, I. Industrial M, 1. Intent & General Standards removing Grand Traverse Bay Region Development Guidebook no longer used
* Article 8 Table of Uses

 Open Public Hearing at 6:16 pm by Mouser.

No public comment.

 Close Public Hearing to Public Comment at 6:16 pm.

The Board discussed which districts are most desirable for Automobile Sales and Rental Establishments. Automobile sales, boat sales and rentals will be removed from the PC and GC Districts in the Table of Uses.

McDonald asked to change Landscaping/Snow Plowing Contractor in the R-5 District of the Table of Uses to special use instead of permitted use. Also, to leave Manufacturing in the PC District of the Table of Uses, as a special use.

The Board discussed the merits of Retail in District I. It makes sense to allow retail in this district as a special use.

The Board considered the best areas in the Township for future schools. It was decided that Schools will be removed from the LR, R-1,R-2, and VR Districts because the lots are generally very small and not big enough for school size needs.

Reiten said the Signs Amendment will allow business owners to have some options for signage with a better understanding of the Ordinance’s requirements.

In Article 6 Signs, General Provisions, removed 20 and 30, inserted in error. The political sign definition also will be added to 6.3 12. Special Event Signs, a-f, is a duplicate and will be removed. To 6.12, Revocation, added *caused to be* to read as, *other advertising structures may be caused to be removed*. In 6.11, Permits, *6.2.A* changed to *6.3*. Section 6.7 is moved to the top of the lighting section and the line starting with *all electrical signs shall* will be number 8.

Motion by Barck and support by Horne to recommend approval of ZOA 20-003 by the Township Board, with the changes discussed. Roll Call: Yes-Horne, Marshall, Barck, McDonald, Schuster, Mouser. No-0. Carried.

 3. PUBLIC DISCUSSION:

1. ZOA 20-004 Food Trucks-Reiten recommends allowing food trucks in the Commercial and Village Commercial Districts immediately along 137 from US Hwy 31 to Riley Road, as well as the Institutional District. The Board discussed other locations such as all four corners on 137, the Gateway Commercial District and along Hwy 31. They agreed with allowing food trucks from the south side of the four corners along 137 to Riley Road.

McDonald asked to remove *which causes a disruption or safety hazard as determined by the Township* from 5 c. In # 8 *shall* changed to *may*.

Motion by Horne and second by Barck to schedule a Public Hearing on ZOA 20-004 Food Trucks, as amended, for the next regularly scheduled Planning Commission meeting. Carried.

1. ZOA 20-005 Peddler’s License-Reiten said this is coming from a safety perspective to get the sales transactions out of the road right of ways. It is ultimately a commercial enterprise in a residential district but only intended to make a little extra money for the families.

Mouser asked to take out *nor to persons selling milk* from the Provisions. In Application Procedure, McDonald recommends removing f and removing *and where such goods are at the time of application.* Horne asked to add examples to e of the Application Procedure.

Motion by Schuster and second by Marshall to schedule a Public Hearing on ZOA 20-004 Peddler’s License, as modified, for the next regularly scheduled Planning Commission meeting. Carried.

1. **OTHER BUSINESS:** None.
2. **OLD BUSINESS:** None.
3. **SECOND PUBLIC COMMENT:** None.
4. **DISCUSSION:**

Motion by Barck and support by Marshall to remove ZBA application presented to PC from the agenda. Carried.

1. **ADJOURNMENT:** Mouser adjourned the meeting at 8:06 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.