**GREEN LAKE TOWNSHIP PLANNING COMMISSION**

**GOLDEN FELLOWSHIP HALL**

**9700 RILEY ROAD, INTERLOCHEN MI**

**AUGUST 26, 2019**

**MINUTES**

1. **CALL TO ORDER**: By Chair Kopriva at 6:00 pm.
2. **ROLL CALL:** Board members present were: McDonald, Mouser, Horne, Schworm, Kopriva and Schuster. Marshall was absent and excused. Also, present was Alycia Reiten, Zoning Administrator and Ronda Robinson, Recording Secretary.
3. **APPROVAL OF MINUTES:** Moved by Schworm and supported by Mouser to approve the Minutes of the meeting held on July 22, 2019, as amended. Under #8, last motion add *to approve the preliminary site plan to* and *carried with a vote of 6-0*. Carried.
4. **FIRST PUBLIC COMMENT:** None.
5. **APPROVAL OF AGENDA:** Moved by Mouser and supported by Schworm to approve the Agenda, as amended. Added to OTHER BUSINESS, Section 9.4D and 9.4E Special Use Standards. Carried.
6. **CONFLICT OF INTEREST:** None.
7. **SPECIAL ORDER OF BUSINESS:** Election of Planning Commission Secretary

Motion by Schworm and support by McDonald to nominate Mouser as Secretary of the Planning

Commission, responsible for signing the adopted Planning Commission Minutes. Carried.

1. **OLD BUSINESS:** See Public Hearing ZOA 19-01.
2. **NEW BUSINESS**
3. **PUBLIC HEARING SUP 19-02:** A Public Hearing to receive and discuss any public comment for consideration given relative to the request for the granting of a Special Use Permit for approval of a Site Plan for 33 lots on 38.87 acres with associated improvements for the previously approved Planned Unit Development (PUD) located on the north side of Highway 31 between Gonder road and Round Lake Road, Interlochen, MI. Parcel Identification Number 28-07-007-08-00.

Zinkel reviewed the Site Plan that was before the Board at last month’s meeting.

Schworm asked if the Bylaws are the same as the Bylaws for Round Lake Estates. Zinkel said they are very similar; they want to keep them both the same.

Horne asked if any neighbors have contacted Zinkel in the last month. He said no.

McDonald asked if the applicant would have any objection to the road being completed being a condition of approval. Kopriva asked if the roads will be completed in one phase. After a short discussion Zinkel said yes, the road will be built out, with both courses of asphalt, before land use permits are applied for.

Kopriva mentioned that the lot sizes are smaller than required and usually with a PUD the applicant gives something to the community, such as a picnic area. Reiten said they are giving housing to the area. She also reviewed the fact that the individual property owners must get a land use permit and meet setbacks.

Horne asked when the lots would be for sale. Answer is spring of 2020.

Schworm stated that MDOT makes all the decisions about the road entrance.

The applicant is aware of and comfortable with the requirements listed in Reiten’s memo dated August 26, 2019.

Public Hearing was opened to Public Comment at 6:22 pm by Kopriva.

Jim Heddins, 1835 Round Lake Road, didn’t know he was supposed to contact the applicant with suggestions. He has some suggestions for the Bylaws.

Public Hearing was closed to Public Comment at 6:24 pm by Kopriva.

Motion by Mouser and support by Schworm to approve SUP 19-02 Site Plan as presented, with all permits from outside agencies and the missing information on the Site Plan, as it meets Section 13.9 of the Zoning Ordinance. Carried 6-0.

1. **PUBLIC HEARING 19-01:** A Public Hearing to receive and discuss any public comment for consideration given relative to the proposed amendment to Article 8 Zoning Districts, 8.6 Table of Uses to no longer allow residential uses by right in the Village Commercial District.

Reiten explained that this issue was given to her and she isn’t sure where it originated but at last month’s meeting it was recommended to be an issue to be addressed. McDonald said it started with concern about a structure near the put-put golf becoming a duplex. The Village Commercial District might not be the preferred place for a duplex. Therefore, they wanted to review what is permitted by right, and what is a special use, in the Village Commercial District. The idea is to push the Commercial District towards Commercial instead of Residential. Reiten said she was trying to come up with a solution that would allow residential but maximize commercial by maintaining commercial properties on the 137 corridor.

Public Hearing was opened to Public Comment at 6:37 pm by Kopriva.

Public Hearing was closed to Public Comment at 6:37 pm by Kopriva.

After a discussion by the Board, Kopriva asked staff to bring ZOA 19-01, with changes, back to next month’s meeting for review. Existing single family residential would stay and accessory, owner or operator occupied, dwellings for commercial allowed but not required. Also include the Table of Uses as is and as proposed.

1. **PUBLIC HEARING 19-02:** A Public Hearing to receive and discuss any public comment for consideration given relative to the proposed corrections to errors, omissions, grammar and article organization of the Green Lake Township Zoning Ordinance. The proposed corrections also include removal of Article 8 Zoning Districts, 8.5 District Provisions-G Office District and all applicable impacted and subsections. The proposed also includes corrections and additions to Article 3 Definitions, 3.1 Defined Words and Terms.

The Board reviewed and discussed the proposed corrections to the Zoning Ordinance listed in Reiten’s memo dated August 26, 2019. Mark McKellar, Township Attorney and Supervisor Radtke helped to clarify legal and historical questions.

Public Hearing was opened to Public Comment at 7:18 pm by Kopriva.

Marv Radtke, Green Lake Township Supervisor, explained that he is here tonight as a resource for the Board and not to sway any decision of the Board.

Public Hearing was closed to Public Comment at 7:21 pm by Kopriva.

The Board asked Reiten to remove references to Mobile Home, Tract, Depth and to change Automobile to Private Vehicle in the Parking Definition, add shared floor and ceiling to Duplex Definition and remove 5.1 Parking F.3. This will be brought back to next month’s meeting for more discussion.

1. **OTHER BUSINESS:**
2. Discussion related to the text amendments proposed for Article 15 Board of Appeals, 15.4 Variances

Reiten explained that a Public Hearing and approval of the proposed amendment to Article 15 Board of Appeals 15.4 was held at the November 2018 meeting but the records are unclear as to which draft was in front of the Board at that meeting, because of a change in the Zoning Department Staff at the same time.

The Board agreed to take Township Council’s advised to take action on this item at next month’s meeting. Reiten was given a copy of the proposed amendment that McDonald said was the final draft from the November packet.

1. Section 9.4D and 9.4E Special Use Standards

McDonald explained that when the Medical Marihuana Ordinance was approved there was an error and it was adopted wrong. To correct the error, add old D in as D and move new D to E. Staff will verify what Amendment 18-04 stated.

If it does need to be changed a Public Hearing will be scheduled for the September Planning Commission meeting.

1. **CORRESPONDENCE:** None.
2. **SECOND PUBLIC COMMENT:** None.
3. **DISCUSSION:** None.
4. **ADJOURNMENT:** Meeting adjourned by Kopriva at 7:56 pm.

WILLIAM MOUSER, 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.