

GREEN LAKE TOWNSHIP ZONING BOARD OF APPEALS  
GOLDEN FELLOWSHIP HALL  
9700 RILEY ROAD, INTERLOCHEN, MI  
JUNE 12, 2019

MINUTES

1. CALL TO ORDER: By Chairman Volkening at 6:00 pm.
2. PLEDGE OF ALLGIANCE: Was recited by all.
3. ROLL CALL: Board members present were: Jackowski, McDonald, Volkening, and Myers. Haight arrived at 6:04 pm. Marshall was absent and excused. Also present was Marv Radtke, Supervisor, Alycia Reiten, Planning and Zoning Director and Ronda Robinson, Recording Secretary.
4. APPROVAL OF AGENDA: Moved by Jackowski and support by McDonald to approve the agenda, as presented. Carried.
5. CONFLICT OF INTEREST STATEMENT: Myers stated that she is employed by ICA. Motion by Volkening and support by McDonald to not have Myers participate or vote on ZBA 19-002 because of her conflict of interest in this case. Carried unanimously.
6. APPROVAL OF MINUTES: Moved by Jackowski and support by McDonald to approve the amended minutes of the meeting held on May 15, 2019. In #8 added *The Board agreed to delay by vote*. Carried.
7. NEW BUSINESS:

PUBLIC HEARING: ZBA 19-002 A request from Interlochen Center for the Arts, 4000 M-137, Interlochen, MI 49643, to allow reconstruction of a building that currently lies within the 50' water setback and to allow beach front improvement in the area between Kresge Auditorium and Junior girls Camp which also occurs in the setback.

A. OPENING PUBLIC HEARING by Volkening at 6:13 pm.

Scott Jozwiak, Jozwiak Consulting, reviewed the site plan and explained that ICA wants to reconstruct the dance hall using the same footprint. The 50-foot setback area would be reworked to include storm water management, improved utilities and new vegetation. All their improvements would be environmentally sensitive. The dance hall would be no more non-conforming than it is now but would have a

higher ceiling. The ADA path would be extended. They also wish to take down the nearby storage shed which is empty. The dance hall was built in 1951 or 1952. The intent of the Ordinance and ICA's intent is to keep the lake clean and healthy. The work would hopefully start in August or September.

Pat Kessel, Interlochen Center for the Arts, explained that because of the age of the existing buildings the environmental improvements will be considerable. Eric Gray, Interlochen Center for the Arts, explained the improvements to the ADA trail.

Jackowski said he sees positives with the site plan and no negatives.

B. CLOSED PUBLIC HEARING by Volkening at 6:36 pm.

C. ACTION ON ZBA 19-002:

Motion by McDonald and support by Jackowski to grant ZBA 19-002 as presented, including plans, citing the practical difficulties and unnecessary burdens, and that the buildings predate the Ordinance, and the dance hall building is already situated in the setbacks. The spirit of the Ordinance is observed. The storm water will be improved, the non-conformity will not be increased, and the shed will be eliminated. Vote 4-0. Carried.

8. OLD BUSINESS: ZONING BOARD OF APPEALS BYLAWS REVIEW AND AMENDMENT.

Motion by Myers and support by McDonald to approve the Zoning Board of Appeals Bylaws with the amendments, the addition of *by* in Section 4 and changing Article IV Section 2 to read *The officers shall serve terms ending in the first regular meeting of the succeeding calendar year.* Carried unanimously.

9. CORRESPONDENCE: None.

10. PUBLIC COMMENT:

Radtke stated that the Township Board Budget was adopted at Monday's Board meeting. They approved the hiring of a Community Police Officer with ICA donating half of the funding.

11. BOARD COMMENTS:

Volkening welcomed Alycia Reiten as the new Zoning and Planning Director.

12. ADJOURNMENT: Volkening adjourned the meeting at 7:02 pm.

CHRIS HAIGHT, SECRETARY  
GREEN LAKE TOWNSHIP ZONING BOARD OF APPEALS

RONDA ROBINSON, RECORDING SECRETARY  
GREEN LAKE TOWNSHIP ZONING BOARD OF APPEALS

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