GREEN LAKE TOWNSHIP PLANNING COMMISSION

GOLDEN FELLOWSHIP HALL

9700 RILEY ROAD

INTERLOCHEN, MI

APRIL 26, 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, Volkening, Mouser, Schuster and Barck. Also present were Alycia Reiten, Planning and Zoning Director, and Ronda Robinson, Recording Secretary.
4. APPROVAL OF AGENDA: Moved by Mouser and supported by Barck to approve the Agenda, as presented. Carried.
5. APPROVAL OF MINUTES*:* Moved by Volkening and supported by Mouser to approve the Minutes of March 22, 2021, as presented. Carried.
6. FIRST PUBLIC COMMENT: None.
7. CORRESPONDENCE: None.
8. CONFLICT OF INTEREST: None.
9. NEW BUSINESS
10. SEP 210-002 SPECIAL EVENT PERMIT FOR BAM FIREWORKS LOCATED AT 7770 US HWY 31

Jeffrey and Jill Cheever explained that this will be their fourth year selling fireworks in Green Lake Township. This application is the same as last year’s application. Their tent is open air, and they hand out the Township’s fireworks rules and a list of safety tips with each purchase. Reiten said she has not had any complaints about BAM Fireworks.

Motion by Mouser and second by McDonald to approve SEP 210-002 Special Event Permit for BAM Fireworks. Carried.

1. STR 21-001 CONVERSATION RELATED TO SHORT TERM RENTAL

Reiten explained that she recommends allowing Short Term Rentals everywhere in the Township and regulating them the same in all Zoning Districts, defined as they agreed on last month. She then reviewed the draft Short Term Rental Ordinance provided in the meeting packet. A license is required for each dwelling rented as a Short Term Rental. A Septic and Well Status Report from the Health Department is required. This report will determine how many people are authorized to stay in the Short Term Rental. Also required is an application with a site plan, a 24-hour contact person within a 30-minute distance. The standards include regulations for parking, trash, capacity limit and quiet hours. She said the Ordinance is reasonable and also sets some expectations for owner responsibility. The Township Attorney is going to review the draft Ordinance next week. Reiten believes there are four to five hundred Short Term Rentals in the Township. She will check out each complaint before a citation is issued. The Board of Trustees will set the price of the license as part of the police power Ordinance.

McDonald thinks 6am is a little early for the quiet hours to end. Reiten recommended changing quiet hours to 11pm thru 7am which will make it consistent with other areas in the Zoning Ordinance. Mouser said he thinks the draft Ordinance is ready to go to a Public Hearing next month. That would allow it to go to the Board of Trustees for approval in June. At that point, the Board of Trustees could initiate the Police Power Ordinance. The licensing program would start at the beginning of the 2022 calendar year.

1. MPU 21-001 CONVERSATION RELATED TO MASTER PLAN UPDATE/ZONING MAP CORRECTIONS

In answer to Reiten’s question, “What are we now?” the Board answered, “A hybrid of a bedroom community, support for Interlochen Center for the Arts, a local destination and a summer destination.” Her next question was “What do we want to be?” The Board discussed serving the needs of the local people, continuing to be a rural area with isolated areas of activity, having an anchor store at the corner, developing a better-looking main street and remain a bedroom community.

They agreed it all comes back to infrastructure especially sewer, water, lights, and sidewalks. Schuster wants to know about the long-term plans for Oleson’s and Tom’s properties.

Reiten said, “they need to fix what we have, to make it beneficial for growth, that we control.” The growth is controlled with the Master Plan because it is the key for the Zoning Map. The Master Plan goes hand in hand with the Zoning Map. Reiten is going to supply the Board members with big Zoning Maps. They can mark the maps up showing what is effective and not effective thinking of the community as a whole.

1. OTHER BUSINESS: None.
2. LIASON REPORT FROM ZONING BOARD OF APPEALS: Volkening reported that they held an in-person meeting with a full Board this month. The Board approved three Variance requests.
3. OLD BUSINESS: None.
4. SECOND PUBLIC COMMENT: None.
5. DISCUSSION: Barck recommended adding headers to the staff reports.
6. ADJOURNMENT: Schworm adjourned the meeting at 7:46 pm.

STEPHEN HORNE, SECRETARY

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RONDA ROBINSON, RECORDING SECRETARY

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