GREEN LAKE TOWNSHIP PLANNING COMMISSION

GOLDEN FELLOWSHIP HALL

9700 RILEY ROAD

INTERLOCHEN, MI

August 27, 2024

MINUTES

1. CALL TO ORDER: By Chairman Schworm at 6:00 pm.
2. PLEDGE OF ALLEGIANCE: Was recited by all.
3. ROLL CALL: Board members present were Schuster, Schworm, Barck, Klabunde and McDonald. Dean – excused. Also, present were Isaac Entz, Zoning Administrator and Mary Jo Barck, Recording Secretary.

Chairman Schworm informed the members that Sullivan has resigned from the Planning Commission – she has moved from the township.

1. APPROVAL OF AGENDA: Schworm asked the members if they would support a motion to approve the agenda. **Motion by Schuster, supported by Barck to approve the agenda as presented. Motion Carried Unanimously, voice vote.**
2. APPROVAL OF MINUTES*:* **Motion by Barck, supported by Schuster to approve the July 27, 2024 meeting minutes. Motion Carried Unanimously, voice vote.**
3. FIRST PUBLIC COMMENT: None
4. CONFLICT OF INTEREST: None
5. CORRESPONDENCE: Local Government Law Bulletin (July 2024) provided by Supervisor Radtke.
6. OLD BUSINESS: None
7. NEW BUSINESS: None
8. OTHER BUSINESS:
9. **Review of draft sign ordinance and evaluation of existing signs within the township.**

Staff reviewed the current sign ordinance and agrees updates should be made based on existing signs and after evaluating permits granted. He asked the members if there were any over-reaching concerns – do the commissioners want a re-write section by section, or simply eliminate existing issues.

Schuster commented he likes the layout, much easier to read.

McDonald liked having choices, and agrees the proposed looks good.

Staff did say he spoke with Acme Township and they too are struggling with temporary signs – hard to follow-up on, as well as residential signs no covered in the ordinance. He added off premise signs are an issue for most communities. After the July meeting, with member input, language was struck from the current ordinance, deemed too cumbersome and over-bearing.

Schuster said the township’s current ordinance is hard to follow, but we still need to assist business with a good layout and easy reference.

Barck asked if this is a merge document being presented? Staff replied he did marry them – Acme code is yellow; Green Lake Township is blue.

Schworm likes the document, reminding members they can always update or modify the ordinance.

Barck brought up the wall sign section as an exception. The examples provided are good, but it may need a bit more work.

Staff stated any section or language not highlighted would not be used.

Schworm would like to cut down on dimensions, need more work on that.

Klabunde commented the new document is format friendly, residents can self- guide thru the ordinance.

Members agreed to discuss window coverage limitations at the September meeting, but feel this draft is a very good start.

Members did a section-by-section review of existing sign ordinance. Of note, they members like Acme’s sign measurement section, not content driven. Members also agreed electric should be allow to run to all signs, within the dark sky requirements. Freestanding signs, members agreed to carry the changes forward for dimensional requirements but not create unnecessary, non-conformity.

Schuster asked if temporary have the most complaints. Staff stated temporary and content are at the top.

Klabunde asked about projecting signs, referencing Bouwman Realty. Staff said they are hard to put into a category.

Barck asked about home-based businesses, staff said 6.8 would cover them.

Electronic signs were reviewed. Members agree lumens and auto-timing are the answer.

Section 6.11 Temporary Signs. Members feel they should be small, temporary signs, put out in the morning and taken in at night. Larger temporary signs are primarily used during road or project builds, no problems with them.

Barck told staff (Isaac) that he believes this is good document and thanked him for the effort put into it. Klabunde agreed with that statement adding good conversation and Isaac has been left some good input.

1. Discussion related to front yard setback requirements.

Staff said a situation with a corner lot, one road being undeveloped, has come to his attention. Schworm stated State Park Drive has very small lots, homes have been there long before districts, should there be a sub-district? Schuster commented driveways should be road frontage – eliminate a lot of variances. McDonald commented undeveloped roads should not be considered in front yard setbacks.

Members asked staff to research neighboring townships for how they handle front yard setbacks

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1. LIASON REPORT FROM ZONING BOARD OF APPEALS and BOARD OF TRUSTEES:

Schuster reported two variances were granted, both small lots. Also, one property had a notched corner and it is now squared off.

McDonald stated a long-wooded section on Third Street in the village was granted a lot division by the Board of Trustees.

1. SECOND PUBLIC COMMENT:
2. DISCUSSION: The members were introduced to Jason Hamilton, Ordinance Enforcement Officer for Green Lake Township. Mr. Hamilton was welcomed by the commission and he updated them on several properties currently under evaluation.
3. ADJOURNMENT: **Motion by Barck, supported by McDonald to adjourn the meeting at 7:28 p.m. Motion Carried unanimously. Voice Vote.**

BRAD DEAN, SECRETARY

GREEN LAKE TOWNSHIP PLANNING COMMISSION

MARY JO BARCK, RECORDING SECRETARY

GREEN LAKE TOWNSHIP PLANNING COMMISSION

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