

MINUTES
GREEN LAKE TOWNSHIP PLANNING COMMISSION MEETING
February 23, 2009

Call to order: 6:30 PM

Roll Call: Rick Sager, Hugo Karle, Elizabeth Disbrow, Pat McDonald, and Jon Schuster present. David Pennington excused and Chris Hintz absent.

Election of officers:

Motion made by Disbrow and seconded by Karle to reappoint Sager as Chair, McDonald as Vice Chair and Pennington as Secretary.

No other nominations were made.

Original motion made by Disbrow and seconded by Karle carried.

Approval of the agenda: Motion made by Karle and seconded by Schuster to approve the agenda as presented. Motion carried.

Also present was Krysti Baker, Zoning Administrator and Leslie Sickterman, Planner.

There were 4 members of the public present

Approval of the minutes: Motion made by Karle and seconded by Schuster to approve the minutes of the January 26, 2009 meeting as presented. Motion carried.

Conflicts: None stated.

Site Plan Review:

CU09-01 Birch Ridge LLC, or 7247 Severance Street, Benzonia, MI request a conditional use permit to establish Birch Ridge New Horizon Farms, at their property located at 8285 US 31 South, Grawn, MI. Parcel #28-07-015-002-00

Sager explained what a conditional use is and the Planning Commission's responsibility. Garth Greenan of EC&S presented the project. This is an agri-tourism project that will consist of a greenhouse, raised bed gardens, fish ponds, etc. There will be an area to sell fruits and vegetables which will be locally grown and all organic. There will be classes provided in the existing building by the road.

Baker handed out the Rural Fire Department's review and only minor changes needed to be made to the plans.

McDonald asked if any overflow parking would be provided. Mr. Greenan stated that there would be parking available on the grass next to the designated parking spaces and

that if any additional parking was needed they would come back to the board for an amendment to their plan.

The Planning Commission asked if there was any outdoor lighting on the site. There is currently a light on the existing barn and barber shop. At this time, the applicant is not going to install any additional lighting.

The Planning Commission wondered if the neighbors to the East would be effected by the changes/use of the site. The applicant stated that the houses were located far enough away and were not on the plan because of the long distance from the site.

Action on Site Plan Review:

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Motion by McDonald and seconded by Disbrow to approve CU09-01 as it meets the applicable standards of the zoning ordinance and adopt the recommendations and findings as stated in the staff report presented. Motion carried.

Unfinished Business:

Master Plan Update:

Sickterman stated that she was working on the changes from last month's meeting and added in the village plan that was recently adopted. Sickterman has been working on the mapping changes and has found that there are few parcels available for development in the Township. She recommends focusing on those parcels and plan for what would be best on the developable parcels.

Discussion: None

Public Input: None

Adjournment: Motion made by Disbrow to adjourn at 6:47 PM.

Minutes respectfully submitted by Sara Kopriva