



Green Lake Township
9394-10th Street
Interlochen MI 49643
(231) 276-9329
greenlaketownship.org

PUBLIC NOTICE

Green Lake Township, Grand Traverse County, Michigan
Notice of Public Input Session Regarding the Township Master Plan

Please take note that the Green Lake Township Planning Commission will hold a public input session to gain insight on the opinions of township residents, property owners and the like as we undertake planning efforts to develop our Master Plan and the Plan's Future Land Use Map for possible changes, in accordance with the requirements of the Michigan Planning Enabling Act, PA 33 of 2008, as amended.

The Township asks for your cooperation and assistance with this input session by attending and providing any comments regarding the Master Plan development.

The input session is scheduled for Wednesday, August 24, 2022 at 6pm at the Golden Fellowship Hall, 9700 Riley Road, Interlochen.

Your attendance is encouraged.

Please direct any correspondence or questions to:

Green Lake Township
9394 10th Street
Interlochen, MI 49643
231-276-9329
zoning@greenlaketownship.org

RECEIVED
AUG 4 2022
PLANNING

Sincerely,

Alycia Reiten
Planning Zoning Director

Steve Hannon

From: Mark Kwilinski <mkwilinski@live.com>
Sent: Tuesday, August 9, 2022 5:29 AM
To: Steve Hannon
Cc: Mark Kwilinski
Subject: Kwilinski comments for the Kensington Park Major Amend App

Planning Commission,

I was made aware of and reviewed for the first time yesterday the application for major amendment to the Kensington Park development. I would like to offer the following comments.

I own 8 vacant lots in the development. I am pleased to see this project moving forward. To give a quick bit of background, I purchased these lots approximately three years ago with the intention of building and living in the development. Upon application for permits to build I was informed of two violations by the original developers and current applicants (The Carson Group, Lynn Moon) for the major amendment.

They were and are currently outstanding:

- Lack of sidewalk construction
 - The 2003 project approval and site plans all indicate that the installation of sidewalks were/ are required. This does not appear to have occurred along the east side of the development, therefore, the project is in violation of the project approval.
 - According to Section 401 of the Garfield Township Zoning Ordinance we are unable to accept an application unless the violation is resolved or an accepted remedy is proposed.
 - Accordingly, absent Planning Commission approval of an Amendment to the Special Use Permit, the requirement that sidewalks be constructed remains in effect.
- Open Space Easement
 - Per condition 3.d of the Report and Decision Order, an open space easement must be submitted to the Township to ensure that the central commons area remains available for recreation. To the best of my knowledge, this condition remains outstanding, and an open space easement has not been dedicated to the Township.

As of today, three years later issuance of those permits remain on hold.

I am glad to see in the major amendment application package acknowledgement of the sidewalk requirement as it was also acknowledged some 20 years ago in the original approvals. Despite the fact that these two violations remain unresolved, will my permit applications be approved simultaneously with any approval of the major amendment? Without that assurance, I could easily find myself in the same position years from now that I am in today. Experience has shown myself and the Township this.

I am glad to see the application and interest in moving forward and that this application is being reviewed and considered without the sidewalks constructed so I would ask then for an update on my applications.

As I understand the applicants negotiations from the application package, if the amendment is approved then the original developer's sale will close and responsibility for the sidewalk construction will become who's? If anything were to happen to the new buyers plans then the potential exists that my lots will continue to remain unbuildable and governed by an amendment that has requirements for structures that I can't build. Will these proposed structures be in addition to the already approved and constructed buildings?

What will the schedule and milestones look like to see that these requirements are met? Will permits be issued now prior to sidewalk construction?

I also am glad to see the open space issue addressed in the application. Will the condition 3.d be removed or revised to resolve this issue to the satisfaction of the Township?

Thank you for your time and I look forward to resolving these issues and starting construction soon.
Mark Kwilinski

Steve Hannon

From: Heather Smith <hsmith@gtbay.org>
Sent: Wednesday, August 10, 2022 1:12 PM
To: Steve Hannon; John Sych
Subject: TWC Support on Proposed Zoning Language Related To Snow Storage

Dear Planning Department Staff and Planning Commissioners,

I am writing to support the zoning ordinance text amendments related to Section 551E(6), *Snow Storage*, that will be discussed at tonight's Planning Commission meeting. We applaud the township for adding clarity to the zoning ordinance that will protect wetlands, lakes, and streams from the impacts of poor snow storage practices.

The Watershed Center, in partnership with other agencies and organizations, is currently investigating the impact that chlorides from poor snow storage and road salting practices may have on the macroinvertebrate community in Kids Creek, an impaired urban stream that runs through Garfield Township. As you know, poor snow storage practices can introduce pollutants, including salts, into waterways, waterbodies, and wetlands.

We applaud Garfield Township for addressing this important issue.

Thank you,

Heather Smith

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