TORCH LAKE TOWNSHIP

ANTRIM COUNTY, MICHIGAN

Torch Lake Township

Community Services Building

Planning Commission Meeting

Minutes

October 10, 2023

**Present:**  Graves, Walker, Woodward, Carleton, Clarke

**Absent:** Dvorak, Merchant

**Audience: 27**

**Others:**   Sara Kopriva TLT Zoning Administrator / Certified Planner, Bob Cook, Supervisor

**Recording Secretary:** J. Petersen

**1.**  **Call to Order Regular Meeting**

Meeting called to order at 7 pm by Graves

**2. Pledge of Allegiance**

The Pledge of Allegiance was recited

**3. Consideration of Agenda**

Motion by Woodward to accept agenda as presented; seconded by Carleton:. Vote: 5 /0 motion carried

**4. Conflict of Interest**

Graves asked if there were any conflicts of interest there were none

**5. Approval of Meeting Minutes from June 13, June 26 and June 28, 2023**

Re: Draft minutes from June 13, 2023 M/S to approve as presented: Carleton / Clarke; Vote: 5/0

Re: Draft minutes from June 26, 2023 M/S to approve as presented: Woodward / Carleton; Vote: 5/0

Re: Draft minutes from June 28, 2023 M/S to approve as presented: Walker / Carleton; Vote: 5/0

Re: Draft minutes from August 8, 2023 M/S to approve as presented: Woodward / Clarke; Vote; 5/0

**6. Public Comment on agenda items**

Carleton read public comment submitted by Maureen Lorenz

**7.**  **Correspondence**

Kopriva presented comments submitted from PC Member Bill Dvorak

**8. Unfinished Business**

None

**9. New Business**

1. **Conceptual Review -** SUP 2023-02 The Enclave of Eastport, Multiple Family Development. Parcel numbers 05-14-495-016-00, 05-14-495-018-00, 05-14-495-020-00 & 05-14-495-023-00

Kopriva gave a brief history of the application and what the goal of the conceptual review is. She stated there was a density question and the ordinance does not outline density goals - the goal tonight is to identify appropriate density. Kopriva recommends a formal court abandonment of the “paper” roads by the applicant before final approval. Kopriva gave an overview of the process of a conceptual review. The discussion is non-binding, just an exchange of information and input for general comments and concerns to be voiced and discussed. The process may eventually go to a special use process, with a public hearing, notice in the paper, etc…Tonight is an informal preliminary discussion regarding the project. Graves invited the applicant to present. Mike Fellows verbally presented his concept of The Eastport Enclave, Multi family Development. Fellows summarized the concept, location and parcel history. Fellows said he spoke to MDOT about traffic and they felt the current intersection can withstand the influx this development will bring - in other words, MDOT has said existing roads are adequate. Fellows ensured he would do whatever the controlling agencies set forth as regulations (traffic study, MDOT regulations, etc.) Septic and well will have to be developed to the specifications of the Health Department. Plenty of room for storm water and rain gardens - property will be landscaped according to ordinance. The commissioners asked questions of Fellows and spoke about concerns. The property is owned by an LLC, a representative of the LLC was present to verify the LLC is in support of the development moving forward. The gentleman did not provide his name. Fellows will provide the PC with the addresses of his developments in Mason, Millford and Novi Michigan. Fellows asked the PC to identify a density that they would consider. The main concerns of the PC were density & traffic. With no further questions or comments of the PC, Graves closed the discussion at 8pm.

1. **Zoning Ordinance Review - Article 6**

The commissioners discussed the new draft ordinance article 6, leaving wineries, breweries and distilleries for next meeting’s discussion.

**10. On-Going Reports**

1. **Zoning Administrator’s report -** as presented in packet / on desk
2. **PC Rep to ZBA -** August 16, 2023 meeting was for training.
3. **TLT Board Rep to PC -** Merchant absent

**11. Public Comment**

Christine Whitaker Clarke - Arrowhead Drive, Eastport spoke regarding the Eastort Enclave

**12. Concerns of Commission**

1. **Chair -** Graves made comments regarding upcoming meetings and the upcoming review of the Master Plan.
2. **Members -**
3. **Consultant -** Next meeting: October 23, 2023; 7pm - continuation of draft ordinance review continuing on with article 6 (wineries, distilleries and breweries), and articles 7, 8 and 9.

**13. Adjournment @ 9:10pm**

 M/S Clarke / Woodward; Vote; 5/0