TORCH LAKE TOWNSHIP

ANTRIM COUNTY, MICHIGAN

Torch Lake Township

Planning Commission Public Hearing

and Regular Meeting

A-Ga-Ming Golf Course

APPROVED Minutes 5-0 WITH CORRECTIONS

October 13, 2020

**Present:**  Kulka, Carleton, Stridiron, Shoemaker, Petersen, Jorgensen

**Absent:**  Hawkins

**Others:**    Graber

**Audience:**  2

**Recording Secretary:** J. Petersen

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

Meeting called to order at 7:01 by Stridiron.

**2. Pledge of Allegiance**

**3.** **Public Comment**

Stridiron called for comments from the public and there was none

**4. Consideration of Agenda**

1 change; item 8A should be regarding **“*CHAPTER ”*** 24, not “chapter” 24. Kulka made a motion to accept the agenda with one change; motion was seconded by Petersen. Stridiron called for comments and vote 6/0 motion carried.

**5. Approval of Minutes**

The following corrections were made

1. item 7; spelling of Carleton corrected
2. item 7; change Carleton’s “concern” to Carleton’s “interest”.

Shoemaker made a motion to approve meeting minutes from September 8, 2020 with aforementioned corrections, Kulka seconded motion, Stridiron called for final comments and vote 6/0 motion carried.

**6. On Going Reports**

**6A. Zoning Administrator’s Report**

Graber distributed an updated *Checklist for September* and TLT 2020 Land Use Permits spreadsheet through Permit #2020-53, and ZBA Appeals ZBA 2020-4. on-going permit status, and current zoning applications were summarized as well. Variance to be heard by ZBA tomorrow, lots of building and property sales. A Ga Ming project is underway with trusses and cement this week. Lots of activity, fixing cleaning up and correcting.

**6B. PC Representative on ZBA Report**

Shoemaker stated no ZBA last month and a variance is scheduled for tomorrow’s meeting

**6C. TLT Board Representative on PC Report**

Petersen reported the board is still working on the drainage at the cemetery as well as re-aligning some of the clerk’s duties was discussed.

**7. Correspondence, Meetings, Training Announcements**

Stridiron encourages all to take part in the MTA training and classes and referred to the email he sent the commissioners.

**8. Unfinished Business:**

**8A #1. ZBA Chapter 2FENCING 2.27 and setbacks 2.16B**

Stridiron summarized the need for revision due to the conflicts in the zoning ordinance. The commissioners discussed resulting in a motion by Petersen to delete Chapter 2, section 2.16B1 and 2.272B and keep 2.272A and re-number accordingly. Motion was seconded by Carleton; Stridiron called for discussion and vote 6/0 motion carried.

**8A #2. Chapter 24 and Chapter 4 - Interpretation**

Dave Barr (ZBA Chair) spoke to the commissioners to request review and rewrite of this section. Carleton made a motion going forward to add parcel numbers to the interpretation. Petersen made a motion to add specifically to April 11, 2011 interpretation, Graber suggested adding parcel numbers to ALL interpretations, Shoemaker suggested to add a description (summary) to all interpretations. All motions were rescinded. Petersen made a motion for Graber to prepare a draft for the next PC meeting regarding chapter 24 and 4 Interpretations; motion seconded by Kulka; Stridiron called for further discussion and vote 6/0 motion carried.

Barr discussed chapter 4 further regarding section 4.02 item D. The commissioners discussed with Barr. Petersen made a motion to remove item D in chapter 4.02 in its entirety and re-number, due to the fact that any decision by the Zoning Administrator can be appealed to the ZBA; motion was seconded by Stridiron. Stridiron called for discussion and vote; 6/0 motion carried.

**Motion** by Stridiron on all above motions and changes to schedule a public hearing; motion seconded by Petersen. Stridiron called for further discussion and vote 5/1 motion carried. (Jorgensen no)

**9. New Business**

**9A. Zoning Ordinance Review of Chapter 2.01-2.22**

Stridiron spoke of the need for the PC to review the ordinance in sections, spending a maximum of 45 minutes per meeting, starting tonight with Chapter 2 sections 1-22 discussing, asking questions, clarifying, updating etc.... The commissioners and Graber reviewed and discussed Chapter 2; sections 1-22 section by section. *Permitted, Inspected and Approved by the Northwest Michigan Health Department* will be added to many sections of the draft revision. Draft revisions to be made by Graber and brought to the next meeting for acceptance and motions to revise will be made at that time.

**10. Concerns of the Planning Commission**

**10. A. Concerns of the PC Chair**

Jorgensen’s last meeting is tonight. Stridiron recognized and thanked her for her 8 years of service. She stated she will still be in the audience of meetings.

**10. B. Concerns of PC Members NONE WERE OFFERED.**

**11. Public Comment**

Stridiron called for public comment

Deb Graber informed the group that the Planner position has not been filled but there were applicants, she reminded everyone of voting day. Graber purchased a projector for visual aid. The board has not filled the position of zoning enforcement officer.

**12. Adjournment**

With nothing further, a motion was made by Shoemaker to adjourn, the motion was seconded by Kulka; Stridiron called for further discussion and vote passed 6/0.