TORCH LAKE TOWNSHIP

ANTRIM COUNTY, MICHIGAN

APPROVED Minutes Planning Commission Meeting WITH ATTACHMENTS

September 13, 2016

Community Service Building

Torch Lake Township

Present: Goossen, Bretz, Kulka, Walworth, Jorgensen

Absent: Schoenherr

Others: Olsen, Vey, Martel, Grobbel (via cell)

Walworth reviewed purpose of Public Hearing and summarized the proposed site plan amendment for A-Ga-Ming.

1. **Open Public Hearing – Regarding Proposed Site Plan Amendment from A-Ga-Ming for New Club House and Related Changes in Approved Site Plan.**

 Public Hearing opened at 7:34.

 Gregg Guggemos, representative for A-Ga-Ming, reviewed plans.

* Remove existing Club House and build new Club House to the east on the ridgeline.
* Changes to parking areas for 129 spaces and Sundance Course parking. Will include restaurant area parking for 120 and bar/grill area parking for 60.
* There will be a deck area on the south side.
* New cart paths will be installed for re-directing traffic flow.
* The “nines” will be flipped; #7,8 and 9 will become #16, 17 and 18.
* The Approved Site Plan allows May 1 – September 30 weddings, at one per night. They are asking that the current restrictions not apply to indoor functions.

Public Comment

 *Bob Spencer, 709 N. West Torch Lake Drive, Kewadin*

 Spencer is supportive of changes and said that A-Ga-Ming has worked hard to be good neighbors. Had a few concerns about lighting.

 *Tom Welch, 968 S. Golden Beach Drive, Kewadin*

 Welch is supportive of A-Ga-Ming and said that it is a great asset for the Township; let them run their business.

 Public hearing closed at 7:57.

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

 Regular meeting opened at 7:58.

3. **Consideration of Agenda:**

Motion by Bretz to approve agenda, seconded by Jorgensen, passed 4-0, with Walworth abstaining.

4. **Correspondence, Meetings, Training, Announcements, etc.:**

Jim King has resigned from Planning Commission. Walworth said more changes may be possible after the election.

5. **Approval of Minutes, July 12, 2016 Meeting:**

Motion by Kulka, seconded by Goossen, to approve minutes, passed 5-0.

6. **Concerns of the Public other than Agenda Items:**

 None.

7. **Discussion and Possible Action on Application by A-Ga-Ming to Amend Approved Site Plan for Construction of New Club House and Related Changes:**

Grobbel joined meeting via cell phone.

Grobbel submitted “Planner’s Report and Findings of Fact for PC Consideration”.

* PC said that the PUD meets the acreage requirement, which is just a portion of the PUD.

Motion by Goossen to recognize 8.52 acres as part of the bigger PUD, seconded by Bretz, passed 5-0.

* Discussion about eliminating calendar restrictions as it applies to tent functions. Inside building events will stop at midnight. Music on the deck will go to 11:00 p.m.
* Condition of approval is that there will be downward-directed light.

Motion by Goossen to approve PUD with conditions, seconded by Bretz, passed 4-1.

Conditions:

* Functions in Club House end at 12:00.
* Music on deck to end at 11:00 p.m.
* Calendar restrictions (as established for tent) do not apply.
* Receipt by Township of landscape plan with lighting.
* All required permits received by Torch Lake Township and Zoning Administrator.
* One event per evening.

Jorgensen cited lack of information regarding permits etc. beyond what was presented on sketch.

1. **Consideration of Board Recommendations to Proposed Amendments to Sections 2.16B and 19.02B Regarding Allowed Structures in Front and Rear Set Back Areas:**

TLT Board did not take action, but provided suggestions to PC via handout. The Board felt that a definition of the Ordinary High Water Mark was needed. The question has been sent to Township Counsel. For zoning purposes and setbacks, use 580.5 feet. This should be added to Zoning Ordinance.

 The PC consensus was to use 580.5 feet as Ordinary High Water Mark.

9. **Discussion and Possible Action on Proposed Amendments on Special Uses in the R-1 Zone:**

 Motion by Bretz to not change the Special Use language of the R-1 Zone, seconded by

 Jorgensen, passed 5-0.

10. **Zoning Administrator’s Report:**

Vey will start bringing report to PC meetings, similar to that provided for TLT Board.

11. **Concerns of the Public:**

 None.

12. **Concerns of the Planning Commission:**

 Jorgensen felt that the PC should have commented on the 20 page report issued by the Township Planner.

13. With no further business, meeting was adjourned by Walworth at 9:55.