TORCH LAKE TOWNSHIP

ANTRIM COUNTY, MICHIGAN

Torch Lake Township

Planning Commission Meeting

Community Service Building

APPROVED Minutes AS PREPARED 7-0

July 11, 2017

**Present:**    Goossen, Shoemaker, Jorgensen, Kulka, Graber & Petersen

**Absent:** Bretz

**Others:**    Grobbel

**Audience:**    Spencer and two others

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

    Meeting called to order at 7:03 pm by Kulka

**2.    Consideration of Agenda:**

    Motion by Graber to approve 7.11.17 agenda, seconded by Petersen; passed 6-0.

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

**8.16.17** MMA and Short term rental trainings/ meetings are being offered.  Kulka encouraged anyone to fill out a registration form and submit to the township clerk for payment for training.  Some training is available on line.  8-2-17 it will be held in West Branch and again on 9-13-17.  They are six (6) three hour long sessions presented by the MSU extension citizen planner.

**4.**    **Approval of Minutes of June 13, 2017 Meeting:**

with following changes:

Addition by Kulka -

*“The Planning Commission (PC) has previously discussed the matter detail and will remain available and ready to take ay direction the board deem necessary.  One direction from the board is that the June meeting, the PC should discuss the MM options.  Chris Grobbel was asked by the Chair to prepare and present a report on options at this meeting which he did.  The PC discussed the options.  It was noted that Bob Spencer was to take the options and discussion back to the board.”*

Motion by Goosen to approve 6/13/17 meeting minutes with the addition above; seconded by Graber, Passed 6-0

**5.    Unfinished Business**

**5A TLT Board MM Zoning Ordinance Proposal**

Kulka distributed and reviewed Chapter II-general Provisions,-Home Occupation, Medical Marihuana, Section 2.23.1., Intent and Purpose:  He and the township lawyer discussed a text amendment to this ordinance to add verbiage relating to the upcoming MMA law changes.  The text amendment was drafted to this effect: *“It is the intent of the township board to limit the rights of individuals under this portion of the zoning ordinance to include only those rights created as a result of enactment of the Michigan medical marihuana Act on February 5, 2011. It is also the intent of the board that it chooses to not opt into any of the available options included in the Medical Marihuana Facilities Licensing Act (MMFLA), Public 281 of 2016, MCL 332.27101. Therefore, those options included in the MMFLA are hereby prohibited in Torch Lake Township.”*

Motion by Graber to schedule a public hearing to add the verbiage to the ordinance, seconded by Goossen, carried 6/0.

    **5B Report to TLT Board on its Proposed Changes - Proposal “P” - to the PC’s Version 12 text Amendments by 4:00PM on July 12, 2017**

The proposal was reviewed by the Planning Commission resulting in a motion by Goossen to support and send to the board.  Shoemaker seconded the motion and it carried 6/0.



    **5C Fence Zoning**

The PC was asked by the board to review fences and the township’s policies.  Kulka stated that the concerns are in the setback areas and currently landowners are permitted to construct a view blocking fence to the high water mark on the Bay and to the water on Torch Lake.  Grobbel added that things to consider are Residential OR Residential-waterfront; Height (usually set a max), opacity (see thru or not).  The state law (Per Grobbel) on the lakeshore is that NO fencing lakeward of the dune crest is permitted without DEQ permitting regardless of the structure.  On Torch, the lake level will be established, then no fencing shall go below without a state permit.  No fences are permitted in the water.  Littoral and Riparian rights were reviewed by Grobell as well as he has offered to go to comparable townships with waterfront properties both on Littoral and Riparian lakes to review what those townships have ordained and zoned in regards to fences and report back to the PC.

**5D Master Plan Update-Chris Grobbel**

1. Chapters 1, 2 & 4 are done in draft form.
2. Survey is going live with the deadline of 7/21/17 5pm for submissions.  Comments that were previously submitted have been added.  Petersen will announce at the next board meeting the deadline of 7/21/17 5pm for the board to get amended questions and comments into Chris.   Chris also reported Survey Monkey assures only one vote per IP address will be counted.  For example the public computer at the Township will be permitted one (1) survey.  Households with multiple computers, tablets, phones etc...will have as many “votes” as they have IP addresses (devices).
3. Chapter 5 is being worked on including an inventory of Natural Resources including recreational areas.
4. Facilitated Public Input Session dates proposed:

        Wednesday, August 23, 2017 6-7:30pm at TLT

        Saturday, September 9, 2017 10:30am-12noon Location TBD

        Possible locations discussed were TLCafe, TorchPort Hangar.

        These meetings are NOT for Board or PC comment.

        Chris will solidify dates, times and locations

**6.  New Business-** None

**7.  Concerns of the Public**

Bob Spencer announced August 8, 2017 is the election for the Central Lake School District Millage proposal.

Graber added- although the issue only concerns the landowners at the northern end of Torch Lake, a notice should be posted here announcing the survey availability on line and encourage voters to participate.

**8.  Comments by ZBA and Board Representatives**

Bob Spencer updated the PC on Martel.  Martel is planning to work Friday 7/14/17 and will be working his way back full time in the future.

Spencer also reported the current status of  the Bucklew/Petrillo that Josh is in the process of working with them to bring their structure into compliance.

Petersen reported from the board that there was nothing to report.

**9.  Concerns of the Planning Commission**

**9A Zoning Administrator Report**

21 Zoning permits

        8 Land divisions

        0 Appeals

**9B Change in Agenda Format**

Kulka presented the following for consideration:

**Torch Lake Township**

**Antrim County, Michigan**

*[Proposed 7-13-2017]*

**Planning Commission (PC)**

**Meeting Agenda**

**Weekday, Month Day, and Year**

**Time**

**Community Service Building,**

**Torch Lake Township, Michigan**

**(Please turn off cell phones)**

1. **Call to Order Regular Meeting**
2. **Public Commentary**
3. **Consideration of Agenda**
4. **Approval of Minutes**
5. **On-going Reports**

**4A. Zoning Administrator’s Report**

**4B. PC Representative on ZBA Report**

**4C. TLT Board Representative on PC Report**

1. **Correspondence, Meetings, Training Announcements, etc.**
2. **Unfinished Business**
3. **New business**
4. **Concerns of the planning Commission**
5. **Public Commentary**
6. **Adjournment**

**(Under each number can be a topic e.g. 7A. Xxxxx, 7B. Yyyyy, 7C. Zzzzz,  etc.)**

Motion by Kulka to accept proposed change of agenda format as discussed and amend the bylaws. Motion seconded by Petersen; carried 6/0.

**9C Other Planning Commission Members Concerns**

None

**10 Adjournment - 8:12PM** With no further business, a motion for adjournment was made by Shoemaker.  Motion was seconded by Petersen and carried 6-0.