TORCH LAKE TOWNSHIP

ANTRIM COUNTY, MICHIGAN

Torch Lake Township

Planning Commission Meeting

Draft Minutes

July 10, 2018

**Present:**  PC Members;  Goossen, Shoemaker, Kulka (Chair), Carleton (Secretary), Jorgensen (Co-Chair)

**Absent:** Bretz, Petersen (Board Trustee)

**Others:**   Grobbel, Graber

**Audience:**   3 attendees

**Recording Secretary:** J. Petersen

**1.**    **Call to Order Public Hearing:**

Meeting called to order at 7:05 pm by Kulka

**2.    Public Commentary:**

Kulka asked for any public questions, comments or considerations and there were none offered

**3.    Consideration of Agenda**

Changes to agenda: Add item 7C - Fencing

Add Master Plan Public Hearing Notices to 7B

Motion by Goosen to approve the agenda with changes; seconded by Shoemaker; passed 5/0

**4.**    **Approval of Minutes of May 8, 2018 PC Meeting**

Motion by Jorgensen to approve 5/8/18 PC Meeting Minutes; seconded by Goossen; passed 5/0

**5. Ongoing Reports**

**5A Zoning Administrator’s Report - Deb Graber**

Graber distributed *land use permits*  list and discussed new permits and applications, projects and appeals

Graber distributed *checklist for July 2018* and discussed the status of ZBA #2018-3 appeal, current blight issues, short term rental violations, on going projects

**5B PC Representative to ZBA - Norton Bretz**

No report given

**5C Board Representative to ZBA - Bill Petersen**

No report given

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

None to report

**7.    Unfinished Business**

**7A Zoning Administrator and Municipal Infractions- Section 22.01: Enforcement as amended in draft version (5\_11\_18).**

Kulka summarized the results of the public hearing

Motion made by Goossen to approve **Section 22.01: Enforcement as amended in draft version (5\_11\_18)** and send to the county for approval; motion seconded by Shoemaker

the group discussed and vote was taken passing 4/1; Jorgensen opposed

**7B Update on Master Plan**

Grobbel reported the next step is to hold 2 public input meetings and PC members need to attend both, as quorum is required to hold the meeting. Grobbel asked for digital photos to be submitted if members wish them to be included. Graber will publish announcements with minimum of 15 day notice. These meetings will be approximately 1 ½ hours in length with a presentation by Grobbel.

Motion by Kulka to schedule 2 public input meetings; August 14, 2018 7pm - (requiring the addition to the already scheduled PC meeting agenda for this day); and August 25, 2018 10am - both at the TLT Building; Motion seconded by Shoemaker; Passed 5/0

**7C Fencing**

Graber summarized the issue. The word “Federal” needs to be removed to be consistent with the current ordinance. PC members discussed prior ordinance language and agreed commonizing the language is the goal in the spirit of clarity.

Motion made by Goossen to schedule a public hearing to remove the word “federal” from the fencing section; motion seconded by Carleton; passed 5/0.

**8A Carriage House discussion**

Kulka stated the current ordinance does not have any size guidelines in defining a Carriage House and asked PC members for input and limitation concept

Members discussed the current zoning ordinance with regards to Carriage Houses - some spoke in support of a limitation concept, others were opposed. Kulka will be consulting with the TLT Board for direction for possible “tightening up” of the ordinance to deal with the Carriage House section. Grobbel advised tweaking the current ordinance as opposed to a new addition. Grobbel offered things for the PC to think about; size limitation based on main house (%age ), accessory dwelling vs accessory building, and to define the problem and the goal.

**8B Outdoor Events**

1. Graber presented the board with special use requests/events that will require zoning ordinance changes and asked the PC to discuss.

The board has given the PC directive to discuss and present it; pros and cons regarding outdoor retail; including but not limited to; the Bird hosting outdoor recurring retail vendor booths at their place of business on M88 and US 31. Grobbel recommended adding an on-going outdoor or 1 day events section to the retail section of the ordinance and not be allowed everywhere.

The PC listed the following PROS:

Local business traffic increase

Rental income increase (room and board for vendors)

Good PR for township

Attracts diversity to area (young people in particular)

The PC listed the following things for consideration and would be considered “CONS” if no guidelines were set to prevent problems arising from:

Parking

Traffic and pedestrian safety

Food Truck vendors

Aesthetics - the “look” of the event must be able to be regulated

Hours

The PC feels these things can be regulated thus avoiding any “cons”.

Kulka will present the PC’s findings to the board

2. Graber read a letter to the PC regarding a proposal from the Hubbell family to host outdoor weddings and events in their historical barn, located on their agriculturally zoned farm. Hubbell stated he has work to complete on the site but is asking the PC for guidance and to review his proposal. Grobbel stated other townships have Ag/Retail sections (Elmwood). Grobbel also advised the PC that this request, presented both by letter and by Mr. Hubbell's’ attendance should be the highest priority for the PC Tonight. - in good faith for a landowner request bring up at board meeting next month and be prepared to hit the ground running….be prepared to discuss and finalize parameters such as noise, hours, parking etc… Look at other twp ordinances for input.

Graber will prepare “Agritourism” information for the next PC meeting

Kulka will get board directive

3. Graber summarized current proposal by Vern Lalone for a guided deer hunting/lodge facility. 5 acre homestead (4 bed, 4 bath) and 300 acre hunting property.

**9.  Concerns of the Planning Commission**

Kulka asked all PC members to set up and use their TLT email addresses. If you need assistance call IT Rite at 855-487-4448

**10.  Public Commentary**

Kulka asked for public comment -

Sue Calu - 724 S Golden Beach Drive - addressed the PC regarding the current state of the township cemetery. She stated it is an “Eyesore with weeds growing everywhere, even in the road at more than two feet tall and it looks like hell.” She stated it had not been mowed in a very long time, and was a disgrace to the township and she personally was disgusted. She went on to say the elders and passed members of our community “deserve more respect than this.”

PC Members responded that she should also speak with the Board and the TWP supervisor, which Calu stated she had on more than one occasion and nothing was being done. Graber will contact the landscaper as well as Ellison Excavation who is already boring a hole to drain a section.

**11 Adjournment - 8:30pm**

With nothing further, a motion was made by Shoemaker to adjourn, the motion was seconded by Carleton, final comments were called for by Kulka and a vote was taken to adjourn, passing 5/0.