TORCH LAKE TOWNSHIP

ANTRIM COUNTY, MICHIGAN

Torch Lake Township

Planning Commission Meeting

Draft Minutes

November 13, 2018

**Present:**  PC Members; Bill Stridiron, Cole Shoemaker

Jerry Kulka (Chair), Maryanne Jorgensen (Co-Chair), Lora Carleton (Secretary)

**Absent: Chuck** Goossen, Bill Petersen

**Others:**    Deb Graber, Zoning Administrator

**Audience:**   no attendees

**Recording Secretary:** J. Petersen

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

Meeting called to order at 7:06 pm by Kulka

Kulka announced Chris Grobbel had called and stated he was unable to attend this meeting, and Petersen would be attending the board meeting, which was occuring at the same time as this meeting.

Kulka introduced new PC Members Bill Stridiron and Cole Shoemaker

**2.    Public Commentary**

Kulka called for public commentary and none was offered

**3.    Consideration of Agenda**

Kulka proposed agenda changes;

Drop 7A Master Plan

Replace 7A with Early Public Hearing - Agricultural Tourism

Drop 8A

Motion by Shoemaker to approve agenda with changes

Motion seconded by Carleton; passed 5/0

**4.**    **Approval Meeting Minutes**

Kulka noted #9 reads “Planning” meeting and should read “organizational” meeting.

Motion by Kulka to approve 10-9-18 Draft Meeting Minutes.

Motion seconded by Shoemaker; passed 5/0

**5. Ongoing Reports**

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

Graber distributed an updated *land use permits 2018*  list and discussed new permits and applications and projects through permit numbers ZP 2018 - 43 and ID 2018-5.

Graber distributed *Checklist for*  *November* 2018 and discussed the status of current violations and complaints.

Graber distributed transcripts from Michigan Court of Appeals No. 342831 Concerned Property Owners of Garfield Township, inc. vs Charter Township of Garfield regarding short term rentals, and the group discussed the outcome of this case.

**5B. PC Representative to ZBA - no zba meetings to report**

**5C. Board Representative to ZBA - None given -** Trustee Petersen was at concurrently scheduled board meeting

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

Kulka distributed the Michigan Township Voice training event for November 28, 29, 2018 and encouraged attending at PC’s expense.

**7.    Unfinished Business**

**7A. Early Public Hearing - Agricultural Tourism**

Kulka made a motion to cancel the “staff” meeting (Grobbel and Graber) with the Agricultural land owners in TLT and put on the PC agenda for January to hold a public hearing before the regular PC meeting. The subject of the Public Hearing will be to review and seek public input regarding Agricultural Zoning; Chapter 6; section 6.02 - permitted uses.

Motion was seconded by Carleton

Discussion

Graber read section 6.02 and stated it may be a matter of review to modify and or add barn events to the existing list.

She stated a review of permitted uses in agricultural zones with the public could help discuss and get feedback to help decide if a new section is necessary or if an amendment will suffice.

The motion was put to vote; passing 5/0

Graber will publish notice by 12/20/18 and the public hearing will take place prior to the regular PC Meeting January 8, 2019.

**7B. Carriage Houses**

Kulka made a motion to drop the matter and not proceed with any changes.

Carleton seconded the motion

Kulka asked if the group wished to discuss the matter further and the group unanimously did not

Kulka called for a vote; passed 5/0

**7C Two residence / one lot connections**

Graber reported a situation on Northwest Torch Lake Drive whereas a house permitted for construction with the condition that the existing guest house would eventually be connected to the new main house prior to occupancy. The project is in its 4th year and the homeowner, builder and architect will be, at long last and after much discussion, connecting the two. Graber asked the PC to consider guidelines for this situation as to what constitutes “connected”. Graber stated there is no site plan for connecting the two on the permit and she has advised the landowner, builder and architect that in their case the question “Can I go from one building to the other without getting wet?” needs to have a yes answer. Kulka stated he would ask the board for direction. Graber stated the problem isn’t in the zoning, rather it is in the violation.

**8. New Business**

NONE

**9.  Concerns of the Planning Commission**

**9A Planning Commission Organization**

Kulka stated that the PC bylaws state November is the annual organizational meeting and a ZBA/PC Liaison, PC Secretary, PC Chairperson and Vice-Chairperson are to be named for 2019

Kulka made a motion to nominate Cole Shoemaker as the PC/ZBA liaison

Stridiron seconded the motion; passed 5/0

Kulka made a motion to nominate Lora Carleton as the PC Secretary

Shoemaker seconded the motion; passed 5/0

Kulka made a motion to nominate Maryanne Jorgensen as the PC Vice Chairperson

Shoemaker seconded the motion; passed 5/0

Jorgensen made a motion to nominate Jerry Kulka as the PC Chairperson

Stridiron seconded the motion; passed 5/0

**9B December PC Meeting**

Kulka made a motion to cancel the December PC meeting, as there are no pressing issues

motion was seconded by Shoemaker; passed 5/0

**10.  Public Commentary**

Kulka called for public comment and there was none

**11 Adjournment - 8:52pm**

With nothing further, a motion was made by Shoemaker to adjourn, the motion was seconded by Kulka; passed 5/0. Kulka adjourned meeting at 8:52pm