TORCH LAKE TOWNSHIP

ANTRIM COUNTY, MICHIGAN

Torch Lake Township

Planning Commission Meeting

Community Service Building

APPROVED Minutes WITH CORRECTION 5-0

February 12, 2019

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

**Absent:**Petersen (partially via phone), Jorgensen, Goossen

**Others:**    Grobbel (via phone), Graber

**Audience:**  4 attendees

**Recording Secretary:** J. Petersen

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

Meeting called to order at 7:00 pm by Kulka

Members present announced their names and titles.

**2.    Public Commentary:**

Shelly Dayton spoke regarding plans for the upcoming M88 Market Tour - a day (June 15th) of sidewalk sales, yard and garage sales, hosted vendors for antiques and crafts and more. This is the 100th anniversary of M88 and they have involved Pure Michigan this year and expect the event to be bigger than last year. They would like to include the building at the Eastport end of M88 in the event. They are working with law enforcement to proactively ensure a safe and successful event. Local radio and TV will be promoting, along with the Pure Michigan campaign and the Bellaire Museum etc.… It will be a big deal this year.

Debbie Comber of 31 Scoops 2786 N US 31 S spoke regarding her request to host an outdoor event, planned for June 29th and 30th and possibly yearly thereafter at 31 Scoops. She’s submitted diagrams and plans and would like to know what is next - what does she need to do at this point

**3.    Consideration of Agenda:**

Motion by Stridiron to approve 2.12.19 agenda. Motion seconded by Shoemaker; further discussion was asked for by Kulka and vote was taken and passed 4/0.

**4.**    **Approval of Minutes of January 8, 2019 Public Hearing:**

The following changes were submitted by Kulka:

Add “In reply to the B&B option that V. LaLone became aware of and might be interested in, Kulka said that the Agriculture Zoning Ordinance does have a B&B option and that V. LaLone could pursue it with the Zoning Administrator.”

Motion to approve 1.8.19 Public Hearing Meeting Minutes with the aforementioned addition was made by Kulka, seconded by Shoemaker and passed 4/0.

**Approval of Minutes of January 8, 2019 Planning Commission Meeting:**

The following clarification was submitted by Kulka:

“I did not catch until the minutes came out two items in number 3 under asking Chris to do that should not be in the request to him: HUNTING LODGE - it is the TLT Board decision for TLT PC to add it to its agenda. B&B is already in the Agriculture Zoning.” Kulka clarified that the PC did not intend to instruct Grobbel to investigate ordinance research regarding Hunting Lodges, rather the direction would need to come from the TLT board to pursue further.

Motion by Kulka to approve the PC Meeting Minutes for 1.8.19, seconded by Stridiron, passed 4/0

**5. Ongoing Reports**

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

Graber distributed an updated *Checklist for* February2019. 3 Permits issued to date, 4 pending and hearings are set for tomorrow at the courthouse regarding short term rental violations. (3). Blight issues still being dealt with on Hjelte road

**5B. PC Representative to ZBA -Cole Shoemaker**

Shoemaker updated the PC on the ZBA’s recent update of the Rules of Procedure - January’s meeting was cancelled due to lack of any appeals and or requests for variance.

**5C. Board Representative to PC - Bill Petersen**

Absent - does phone in later

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

Kulka advised of the MTA Annual conference coming up in April in Grand Rapids. PC Members interested in attending part of the 3-day event should meet with him. Kulka also encouraged PC members to take the Citizen Planner online class. Shoemaker, Graber and Stridiron have all completed and Carleton is currently taking. Grobbel announced a 1-day training regarding cultivating local farm economy - Agritourism, alternative energy etc.… March 19, 2019 9a-4p at the Michigan Works! offices on Garfield - $20 will be paid by the township, see Kathy. Graber will attend a 1-day conference March 20, 2019 in Kalamazoo regarding Planning and zoning essentials and managing risk.

**7. Unfinished Business**

**7A ZBA Proposed Zoning Ordinance Revision**

Shoemaker distributed the proposed Chapter XX Zoning Board of Appeals with changes in yellow highlighting. Graber and Shoemaker discussed changes and reasoning behind the main changes. (chairman now chairperson) etc... once PC approves it goes next to a public hearing, then the county, then back to the PC again then to the board.

A motion was made by Kulka to accept the Chapter XX rewrite as given; seconded by Shoemaker; passed 4/0

Graber to publish and schedule Public Hearing at the next regular PC Meeting in March.

**7B Outdoor events in Agricultural Zone**

The PC reviewed items submitted by Graber and Grobbel and discussed. Issues and questions developed regarding timeline to ratify an ordinance change -the group discussed not planning under pressure and not wanting the planning to drag out unnecessarily. Grobbel instructed the group to make a decision on the direction he was to take - he stated the options; #1 Call it a PERMITTED USE - in which the landowner applies to, and speaks only with the Zoning Administrator. OR Option #2 Call it a SPECIAL LAND USE in which the landowner applies to and speaks to the Planning Commission regarding. If timing is conducive to holding the request at the next regularly scheduled PC meeting, no fee will be imposed, otherwise a special meeting can be called for a fee and 18-hour notice. Grobbel’s advice is option #2. Discussion followed and it was decided to pursue option #2 SPECIAL LAND USE IN AG ZONES.

Grobbel asked Kulka if this indeed was not his new directive and Kulka affirmed.

Grobbel stated a special meeting in 2 weeks could be set to expedite and he and Graber would construct language to support option 2.

Kulka proposed a meeting in 2 weeks to focus on AG special use permits and for Graber and Grobbel to put a proposal together.

Graber will publish and schedule the special PC meeting for 3-8-19 6pm at the TLT bldg.

**8. New Business**

**8A Commercial Zoned Outdoor Events**

Petersen phoned in and clarified that the board has given the PC the directive to look into planning for outdoor events in commercially (village business) zones.

Shoemaker and Petersen both voiced the need to see the requests are very similar from village business and agriculture and should be included in the planning and the special meeting on 3-8-19. Petersen stated the board has said these types of requests will continue and has asked the PC to look into bringing them about.

Kulka directed to add outdoor events in the village business zones to the agenda for the 3-8-19 meeting and for Grobbel and Graber to draft language to address commercial special land use.

Kulka made a formal motion to direct Grobbel to draft Village Business and Agricultural Special Land Use Permit guidelines for outdoor events for a special meeting to be held 3-8-19. The motion was seconded by Shoemaker and passed 4/0

**9.  Concerns of the Planning Commission**

none

**9A Concerns of the PC Chair**

none

**9B Concerns of PC Members & Others**

none

**10.  Public Commentary**

Rod Bell 2073 US 31 - The Bird Gallery

Mr. Bell spoke about commercial outdoor events. Stated he was at a PC meeting in May 2018 for his event last year, was turned away and told maybe next year. The event is planned for June 15, 2019 and he was there to ask the PC how the planning was coming.

Deb Comber spoke again regarding timing and asked why the planning wasn’t done last May and if it had been, would be in place for this year.

Discussion followed summarized the meeting, and Kulka encouraged the audience to attend future board and PC meetings.

**11 Adjournment - 8:52pm**

With nothing further, a motion was made by Shoemaker to adjourn, the motion was seconded by Stridiron; passed 4/0. Kulka adjourned meeting at 9:10pm