TORCH LAKE TOWNSHIP

ANTRIM COUNTY, MICHIGAN

Torch Lake Township

Planning Commission Meeting

Community Service Building

APPROVED Minutes WITH ONE CHANGE 5-0

June 9, 2020

**Present:**  Kulka, Carleton, Stridiron, Shoemaker, Hawkins, Jorgensen, Petersen

**Absent:**

**Others:**    Graber, Martel

**Audience:**  4

**Recording Secretary:** J. Petersen

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

Meeting called to order at 7:01 pm by Kulka.

Martel reviewed the CoVid 19 procedures of the TLT Building including building sanitization, exits and entry and questionnaire administering

**2. Public Hearing called to order by Kulka at 7:05**

Kulka reviewed the materials of the hearing and the rules and procedures of the public hearing

Drawings and pictures of the AGaMing Development were made available

Larry Lavely spoke to the commissioners regarding A Ga Ming’s desire to build a golf training facility at the Golf Resort (PRD). He asked the commissioners for a revision to the original PRD to add this year round facility to give indoor lessons, custom fit and help improve and develop player’s skills.

The commissioners asked questions regarding leagues which Larry stated they would be keeping the facility small not be doing large leagues at this time.

Kulka called for final comments from the commissioners

Kulka asked for public comment and none was given

Motion to Close Public Hearing by Petersen, seconded by Shoemaker Kulka called for further discussion and vote 7/0 motion carried

**7. Public Commentary**

Kulka asked for public commentary and asked anyone who wished to speak to fill out the form.

Chuck Goossen spoke regarding commercial outdoor around and citizen input. Please continue the special use permit process. Not doing so removes the right of the process to the public.

**8. Consideration of Agenda**

Motion by Shoemaker to approve the agenda, Petersen seconded the motion, Kulka called for discussion and vote; passing 7/0

**9. Approval of Minutes**

Changes: Adjournment was passed by a 5/0 vote not a 6/0 vote as stated. Kulka made a motion to approve with one correction, Petersen seconded the motion, Kulka called for discussion and a vote; passing 7/0.

**10. On-Going Reports**

**10A Zoning Administrator’s Report**

Graber distributed an updated *Checklist for May 2020* and TLT 2020 Land Use Permits spreadsheet through Permit #2020-24, and ZBA Appeals ZBA 2020-2. on-going permit status, and current zoning applications were summarized as well as the house on US 31 and M88 will be taken down.

**10B PC Representative on ZBA Report**

Shoemaker summarized the last ZBA meeting

Section 402 C Non conforming structures - if the addition to the building does not increase or add to the non conformity then it doesn’t have to go the Zoning Board, the Zoning Administrator can approve - which conflicts the interpretation in section 24.2. ZBA recommends eliminating the conflicting interpretation. Kulka made a motion for this to be added to the next meeting’s agenda, motion seconded by Shoemaker, Kulka asked for further comment and vote 7/0 motion carried.

**10C TLT Board Representative on PC Report**

Petersen reported the board has been working on the Day Park rules, CoVid procedures and a request for fireworks on the north end. Hawkins stated the park is a mess with people not respecting the closed signs, driving on the beach, etc.. with no one there to enforce the park’s closing. Petersen stated the board will continue to discuss the issue. Petersen stated there is no request for the township to hire a zoning administrator as printed in the paper - the township is looking to hire a planner and not a zoning administrator. Petersen will forward the job description to Deb for the planner.

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

Hawkins will be taking a webinar

**12. Unfinished Business -**

 **12A Chapter 2 - Section 2.28 Lighting - review and forward to Twp board**

Motion by Petersen to send to board for approval, Stridiron seconded motion, Kulka called for further discussion and vote 7/0 motion carried

 **12B Chapter 12 - Commercial - review and forward to Twp board (version 3 as sent to the county)**

Motion by Petersen to send to board for approval, Shoemaker seconded motion, Kulka called for further discussion and vote 7/0 motion carried

**13. New Business**

 **13A A Ga Ming Training Center Application**

Kulka asked for further discussion and none was offered

Kulka made a motion to approve the application; motion was seconded by Petersen, Kulka called for further discussion and vote 7/0 motion carried to approve the application.

 **13B Review Proposed By-Laws Modifications**

Carleton made the following corrections:

-Section 1 Officers A. Second sentence change terms from 1 to 3 years.

- Section 2B Special Meetings - second sentence will read “Any fees must be paid before a special meeting will be scheduled.

- Section 1 B2 Secretary - under correspondence ¾ of the way down to the word FOREWARD (in red) he suggested take out “commissions” and capitalize Commissioners.

Kulka called for further questions or comments

Motion by Petersen to approve the proposed By-Law modification with the three changes above as well as authorize Carleton to correct any grammar and punctuation errors she sees fit.; seconded by Stridiron. Kulka called for further discussion and vote 7/0 motion carried.

**14. Concerns of the Planning Commission**

**14A. Concerns of the PC Chair**

Kulka stated he would like to have a hand out for new commissioners titled “What every PLANNING commissioner should know” - a hand out of things learned over the years in addition to the by-laws. Kulka thanked the commissioners for coming.

**14B Concerns of PC Members** Kulka asked the commissioners for any comments or concerns. None were offered.

**15. Public Commentary**

Kulka called for public comments

Graber stated that A Ga Ming will be requesting a permit for a new proshop facility and will be keeping their wedding tent facility. A Ga Ming also plans to refurbish the existing clubhouse.

**16.**  **Adjournment - 8:05pm**

With nothing further, a motion was made by Petersen to adjourn, the motion was seconded by Shoemaker ; Kulka called for further discussion and vote passing 7/0.