TORCH LAKE TOWNSHIP

ANTRIM COUNTY, MICHIGAN

Torch Lake Township

SPECIAL Planning Commission Meeting

Community Service Building

APPROVED Minutes WITH CORRECTIONS 7-0

July 20, 2020

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

**Absent:**

**Others:**    Graber

**Audience:**  5

**Recording Secretary:** J. Petersen

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

Meeting called to order at 7:02 pm by Kulka.

**2. Public Commentary**

Kulka asked for public commentary and there was none

**3. Approval of Minutes**

Corrections/clarifications were made.

Item 4 Petersen made the motion, the motion was seconded by Carleton.

Item #8A Kulka’s concerns were regarding the public’s use of the planner and the cost that comes with that.

Item #8B Shoemaker stated where the ZBA stood on the matter and pointed out the conflict and the ZBA’s recommendation. Cook clarified that no action was to be taken by the PC.

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

**4. Consideration of Agenda**

Petersen voiced an objection to item 5, stating that the materials to review were made available only 24 hours prior and due diligence cannot happen this quickly. Petersen made a motion to eliminate #5 from the agenda, motion was seconded, Kulka distributed a draft handout proposing a subcommittee for Zoning Ordinance signs options and presented his thoughts regarding a sign ordinance. Kulka would like to form a subcommittee to develop insight and knowledge on the sign issue, analyze options and develop a draft proposal and share the insight with TLC PC. Petersen pointed out that we should not be discussing at this special meeting tonight, and this was the reason for his motion to remove, not discuss further the issue. Petersen stated the board is in the process of hiring a planner, he recommended the PC allow the board to do that and make this issue the planner’s first job. Petersen also stated the ordinance is not being challenged at this point, there is no urgency to form this committee or the decision. Timewise, Petersen stated, having the new planner work on vs. a special committee would be about the same. The commissioners discussed the issue and the challenges with the current ordinance and the need for legal intervention. Stridiron, Shoemaker and Jorgensen voiced they agreed with Petersen that this should not be on the agenda for this special meeting, and consulting with the township lawyer should occur. Kulka stated he has no problem consulting with the atty. and postponing the discussion until the next meeting. Re-Motion by Petersen to strike item 5 from the agenda, seconded by Jorgensen. Kulka called for further discussion and vote; passing 6/1WITH KULKA VOTING NO DUE TO HIS WANTING TO KEEP THE AGENDA AS WRITTEN. Motion to accept modified agenda by Kulka, seconded by Shoemaker; Kulka called for further discussion and vote passing 7/0.

**5. Zoning Ordinance Chapter 3A Signs –** TABLED UNTIL NEXT MEETING.

**6. Zoning Ordinance Chapters 2.01, 2.04, 6.01, 6-02 J and 23**

Petersen made a motion to accept Draft V.2 7-16-20 as written and schedule public hearing as next step. Motion seconded by Shoemaker; Kulka called for further discussion. The commissioners discussed, brought concerns, asked questions and received answers and clarification from the board appointed subcommittee of Barr, Petersen, Cook and Graber. Kulka called for final discussion and vote passing 6/1 Stridiron (no) due to wanting the word “temporary” removed and “migrant” added instead in item J. Graber will prepare for public hearing at the next PC Meeting.

**7. Zoning Ordinance Chapter 24 Interpretation Clarification**

Bob Cook (from TLT ZBA) spoke to the PC regarding Chapter 24, section 4.02 items #C and #D being in contradiction. ZBA recommends the PC remove item #D to solve the issue. Graber, Barr, Cook and the commissioners discussed the recommendation and items 1, 2 and 3 (under #D) - recommendation was to remove the conflict. Graber will rewrite as it should be and bring to the next PC meeting.

**8. Public Commentary**

Kulka called for public comments and there were none.

**11.**  **Adjournment - 8:30pm**

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