TORCH LAKE TOWNSHIP

ANTRIM COUNTY, MICHIGAN

Torch Lake Township

Planning Commission Meeting

APPROVED Minutes WITH ADDITIONS 4-0

January 8, 2019

**Present:**  PC Members; Bill Stridiron, Cole Shoemaker, Jerry Kulka (Chair), Maryanne Jorgensen (Co-Chair), Lora Carleton (Secretary), Chuck Goossen & Bill Petersen

**Others:**    Deb Graber, Zoning Administrator, Chris Grobbel - Township Planner of Record

**Audience:**   7 attendees

**Recording Secretary:** J. Petersen

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

Meeting called to order at 8:16 pm by Kulka

**2.    Public Commentary**

Kulka called for public commentary and none was offered

**3.    Consideration of Agenda**

Motion by Petersen to approve agenda

Motion seconded by Shoemaker; passed 7/0

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

Motion by Carleton to approve the 11-13-18 Draft Meeting Minutes.

Motion seconded by Shoemaker; passed 7/0

**5. Ongoing Reports**

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

Graber distributed an updated *Checklist for* January 2019 and discussed current permits, MCI’s and other complaints.

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

Shoemaker stated the ZBA continues to work on the review of the “Rules of Procedure” and no appeals or reviews are scheduled at this time.

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

Petersen stated the township board was conducting interviews for the EMS director position, discussing changes to the Day Park, and preparing for 2019 budget meetings.

**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 and Carleton expressed interest, Kulka said funds would be allocated.

**7.    Unfinished Business**

**7A. Chapter VI “A” Agricultural Zone; Section 6.02 Permitted Uses**

The members of the PC along with Deb Graber and Chris Grobbel discussed their perceptions of the outcome of the public meeting on individual bases as asked by Kulka and as a group in a round table discussion style. The group all supports and stated individually the need to add “outdoor events” such as weddings to the list of permitted activities. The group will continue discussion at the next meeting.

Motion made by Goossen to:

Ask Chris Grobbel, Township Planner research to:

1. produce language to amend the existing ordinance to include weddings and similar outdoor events.
2. produce a revised, more streamlined process for a “mini” type site review to assist in permitting other non-recurring special events (a one-time event license).
3. look into adding “hunting lodges” to the list of permitted activities along with B&B establishments. 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 the 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 Board to purse further.

THE ABOVE PERTAINS TO CHAPTER VI **AGRICULTURAL ZONE ONLY**

Motion was seconded by Petersen; Passed 7/0

**7.A. Two Residence / One Lot Connections**

Graber summarized for the group the issue and asked for guidance as to what constitutes “Connected” when it comes to two dwellings on one lot. Grobbel stated typically it’s 90% a zoning administrator’s interpretation, but it’s standard to say the connecting walls must be roofed and must be solid. Grobbel stated no action was needed

**8. New Business**

NONE

**9.  Concerns of the Planning Commission**

**9A Concerns of the PC Chair**

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

Graber asked the PC members to read and become familiar with what is already permitted in AG land, and what is required in a site review.

**10.  Public Commentary**

Kulka called for public comment

J. Petersen 12229 Hjelte Road

Petersen stated that it makes sense as long as language was being written to permit it on agricultural land to look into a “special event” one time permit for commercial properties as well. Local business owners have approached the PC and the board to hold flea markets, craft fairs etc... Our township businesses need a way to help supplement their incomes during lean months as well.

**11 Adjournment - 8:52pm**

With nothing further, a motion was made by Petersen to adjourn, the motion was seconded by Shoemaker; passed 7/0. Kulka adjourned meeting at 9:41pm