TORCH LAKE TOWNSHIP

ANTRIM COUNTY, MICHIGAN

Torch Lake Township

Planning Commission Meeting

Community Service Building

Approved Meeting Minutes

June 24, 2024

**Present:** Clarke, Walker, Ellison-Coats, Graves, Merchant, Carleton

**Absent:**

**Others:** S. Kopriva

**Audience:**    several (20+)

**Recording Secretary:** J. Petersen

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

Meeting called to order at 7:01

**2.    Pledge of Allegiance - *Recited***

**3.    Consideration of Agenda:**

M/S to approve agenda as presented; Clarke / Carleton. Vote 6/0

**4.**    **Conflict of Interest - *None***

**5. Approval of Minutes of April 22, 2024**

M/S to approve April 22, 2024 meeting minutes as presented; Merchant / Clarke. Vote 6/0

**6. Public Comment on Agenda Items other than Public Hearing - *none***

**7. Correspondence**

All correspondence received was related to SUP 2024-01 or SUP 2024-02 to be discussed later

**8. Unfinished Business - None**

**9. New Business**

1. **Public Hearing** - Draft Zoning Ordinance - staff will be available to answer any questions.

Kopriva summarized where the ordinance rewrite stands and why and how it got to this point of completion. Graves Opened public hearing at 7:13pm and called for public comment.

1. Janet Killian spoke
2. Rita Service spoke

M/S to close public hearing Clarke / Merchant; Vote 6/0

M/S to recommend approval of Draft Zoning Ordinance to the Township Board Walker / Carleton. Roll Call Vote: Carleton - Yes, Merchant - Yes, Graves - Yes, Walker - Yes, Clarke - Yes, Ellison-Coats - Yes. passes 6/0.

1. **Public Hearing -** SUP 2024-01 Randall Self Storage 05-14-324-044-00

The applicant Rick Randall made his presentation of SUP 2024-01 which included a verbal and visual presentation by Randy Bishop regarding his expert analysis of the existing environmental conditions of the site. Graves opened public hearing at 8:05 pm and called for public comment.

1. (No name given) spoke
2. Dan Swanson spoke
3. Herb Roth spoke
4. Maureen Lorenz spoke
5. Vicki Fingeroot spoke

M/S to close public hearing; Merchant / Clarke; Vote 6/0

The commissioners discussed the application and decided to consider the application and decide at a later meeting when the applicant has responded to the request for additional details and when the commissioners have had a chance to review the items submitted 6.24.24 at the meeting which include:

1. Screen on north side

2. Fire Department review

3. Landscape plans turned in 6.24.24

4. Additional details on the calculations for lot coverage and impervious area (broken down)

5. All final plans turned in 6.24.24

\*\*This hearing was not formally closed

**c. Public Hearing -** SUP 2024-02 Rose Short Term Rental 05-01-795-021-00, 2710 US 31. The applicant Chad Rose presented his request SUP 2024-02. The commissioners discussed and asked questions of Rose. Kopriva read Rose’s house rules. Rose is asking for a max capacity of 8 guests, with 3 parking places. Restrictions are no fireworks, no camping. Graves opened the public hearing at 8:43pm and asked for public comments. None were given. Correspondence received was from Pat McLamara (neighbor on US 31) wrote in support of granting the SUP. M/S to close public hearing Clarke / Carleton Vote: 6/0. The commissioners discussed and commented and discussed criteria and standards for approval. M/S to approve SUP 2024-02 Rose 05-01-795-021-00, 2710 US 31. for Short Term Rental as it meets all the standards of the ordinance with the following conditions; 3 parking places, 10pm-7am quiet hours, 8 overnight occupants maximum, no fireworks, no camping and provide a local contact number. Merchant / Carleton; Vote 6/0

**~~c.~~ d. Master Plan Outline**

Kopriva outlined where the plan stands, the community engagement, community input survey etc… - will discuss at length next meeting and make decisions regarding timing and process.

**10. On Going Reports**

1. **Zoning Administrator Report -** as emailed at beginning of June
2. **PC Representative to ZBA**  - No meetings have been needed
3. **TLT Board Representative on PC Report** Merchant stated there was nothing to report

**11.  Public Comment - *None***

**12. Concerns of Commission**

1. **Chair - congrats to PC for getting Draft Ordinance ready for board approval**
2. **Members - *nothing***
3. **Consultant - *nothing***

**13. Adjournment 8:59pm**

M/S Clarke no second, vote: 6/0

**Next Meeting: 7.22.24; 7pm**