

TORCH LAKE TOWNSHIP
ZONING ORDINANCE STEERING COMMITTEE MEETING DRAFT MINUTES
February 3, 2022 APPROVED AS PRESENTED AT THE MARCH 3, 2022 MEETING. PASSED 5-0.
Community Services Building

Members Present: L. Carleton, L. Andersen, B. Cook, M. Merchant, L. Scott

Others: S. Kopriva, Zoning Administrator/Consultant

Recording Secretary: Veronica Beitner

Audience: 0

1. **Call to Order** by B. Cook at 6:16 pm with review of Purpose of Meeting as outlined in the agenda
2. **Public Comment** - None
3. **Approval of December 15, 2021 Minutes** (M/S) B. Cook/L. Andersen to pass as presented with one spelling correction. No further discussion. Passed 5-0.
4. **Approval of the Agenda** – (M/S) B. Cook/L. Scott motion to accept as presented. No discussion. Passed 5-0
5. **Zoning Articles to Review** – Summary of work completed offered by B. Cook. S. Kopriva proposed discussion approach. Article 3 will be the largest discussion with overlap of discussion within Article 6 Supplemental Use Standards. Committee asked S. Kopriva for definitions of various terms.
 - 5a. Article 3 Zoning Maps and Districts - This Article is reflected in same discussion items of 5b. It is simply organized and laid out differently.
 - 5b. Article 4 Overlay Districts –
 - Agricultural land usage discussed to be termed as a Supplemental Use Permit (SUP) as farms continue to look for various forms of additional income. Add “SUP” as discussed in Agricultural Zones.
 - Adult Homes clarified by S. Kopriva as compared to Adult Foster Care, Adult Day Care facilities as defined by size. State law requirements also provided by S. Kopriva. Adult Homes/Adult Foster Care will be “by right.” Nursing Homes will be - Commercial with an SUP. Continue to not allow a Pole Barn without a home (R1).
 - Accessory dwelling buildings will add four additional “by right” definitions. Current rules and limitations exist that must also be considered.
 - Central Cleaning Facility reviewed with discussion regarding our current inability to treat waste water. L. Scott offered some historical information with summary and recommendation to keep the dynamics of the population in mind as definitions are set.
 - Bed and Breakfast add “SUP” in an R1 area. Review of Bed and Breakfast’s in the Commercial district with determination to remove. Catering Services defined and not currently allowed. Determination to add to VB and C with an SUP.
 - Campgrounds which we currently have Barnes Park (Grandfathered) reflected in R1 (Timberland area.) Concerns include lake access and road ends which currently are nonexistence without interfering with the rights of homeowners. Determination to remove current SUP.
 - Data Processing will reflect an SUP.
 - Duplexes will be left for discussion in the Planning Commission.
 - Extracted Industries will respect SUP as there are State Regulations that may supersede.
 - Farm Markets as a standalone business not on the property where it is produced, is not allowed.
 - Junk yards and Sanitary Landfills will be recommended for elimination to the Planning Commission.
 - Manufactured homes are currently allowed as long as they meet current requirements. Remember that these are recommendations to put forth to the Planning Commission. Individuals that identify an area that is not covered or allowed; they can always put forth an application to the Township and follow the process set in place.
 - Manufacturing lights definition provided and added to Commercial as a SUP.
 - Apartment Complexes not allowed.
 - Public Uses, Critical and Essential are primarily organizations run by the Government.
 - Poultry Farms are recommended to be eliminated.
 - Outdoor Events discussion surrounding wedding venues and removing to a Police Power Ordinance with a SUP.
 - Outdoor seating is reflected as Agriculture, VB, VR and C with an SUP.
 - Extended discussion surrounding Tasting Rooms reflected same recommendations as Outdoor seating.

- Recreation camps are likened to YMCA camps. These have same similar issues to Campgrounds; therefore, recommendation to remove put forth to the Planning Commission.
- Religious organizations/buildings would be VB and Commercial by right.
- Senior Living Facilities is a duplicate to Adult Homes and will be combined/eliminated so only one is reflected.
- Self-storage should be located in Commercial.
- Riding Stables should be SUP for Timberland and Agriculture.
- Small distilleries, microbreweries and wineries should be listed under Agriculture with SUP. Small wineries currently listed under VR will be removed.
- Solar Energy Farms and wind turbines are well covered under Article 6; therefore, should either be added to Agriculture with SUP or eliminated completely as allowable in the Township.
- Commercial for Transportation Equipment Storage discussion surrounding comparison to storage facilities for RV's and Boats. Outdoor storage is allowed in Commercial district. Remove Transportation Equipment Storage.

5c. Article 6 Supplemental Use Standards –

S. Kopriva will be reviewing line items to ensure that they are in line with current Township Ordinances and bring back to next meeting for review.

6. Next Steps – Next meeting is February 16, 2022 at 6:15 pm and March 3, 2022 at 6:15 pm.

7. Public Comment – None

8. Adjournment – (M/S) B. Cook/L. Andersen to adjourn at 8:35. No Discussion. Passed 5-0.

Minutes Respectfully submitted by Veronica Beitner and subject to approval at the next meeting.