

TORCH LAKE TOWNSHIP
APPROVED ZONING ORDINANCE STEERING COMMITTEE MEETING WITH CORRECTION AT MARCH 16, 2022 MEETING.
PASSED 5-0
March 3, 2022
Community Services Building

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

Absent: None

Others: S. Kopriva, Zoning Administrator/Consultant

Recording Secretary: Veronica Beitner

Audience: 0

1. Call to Order at 6:15 pm by B. Cook with review of primary purpose to discuss Agenda items.

2. Public Comment – None

3. Approval of Minutes from February 3, 2022 –(M/S) B. Cook/L. Scott Motion to Accept as Presented. Passed 5-0.

4. Approval of Agenda-(M/S) B. Cook/L. Scott motion to accept with change to remove Article 14. Passed 5-0.

5. Zoning Articles of Review - began with overview of Articles 5 & 9 by S. Kopriva.

a. Article 5 – Site Development Standards –

Landscaping – Newer standards require that any current establishments that seek updates will be required to comply. Additional details regarding information required for the Planning Commission will include material details such as plants, ground cover, etc. These standards are to be maintained throughout the span of the site plan. Discussion ensued.

Landscaping Buffers and Screening – Details what this should look like as well as Green Belts as they apply. Discussion ensued regarding setbacks on fencing, widths of walls/fencing, etc. with suggestion to note referencing Article 3.

Right of Way Landscaping – New guideline that details location of plantings. Discussion ensued including grammatical corrections.

Lot Landscaping – This is not referenced in the Village Business district but can be added.

Existing Vegetation – How to handle trees during construction outlined. Trees that are being kept need to be noted in Site Plans. Question regarding this information being available to the Ordinance Enforcement Officer to assist in maintaining requirements. Another position to assist the Zoning Administration office regarding Compliance. Discussion ensued.

Available Parking – Does not apply to single family dwelling. Reviewed locations and tree islands as well as intent of requirements. Discussion ensued.

Surfacing – In the Agricultural areas, there is an exception that would allow gravel but still needs to be dust free.

Access Drives – connection to parking lots

Parking – maximums versus minimums. Review of pros and cons discussed. This will fall under an Enforcement issue. General discussion determined that preference will need to be determined with consideration of Enforcement abilities.

Spacing of Parking – Clarification requested with additional discussion that included necessity to add area for bicycles.

Access Management – New guideline that reviews access to road and limitations. Addresses curb cuts with a reference to residential. Committee determined to remove.

Loading Zones – No dimensions noted. Discussion to leave as is.

Lighting – Allows additional detail to Dark Skies in commercial zones as well as other requirements. Lighting must be directed at land or building. Suggestion by Committee to assist residential owners by streamlining index of requirements. S. Kopriva will look further into organizational layout which may result in moving topic.

Illumination Levels – Applies to Commercial areas and gives reference to brightness as well as color levels as defined by S. Kopriva. Examples provided.

Exterior Lighting – refers to hours of operation and prohibitions on types of lights. Discussion ensued.

Signs - Content neutral compliant regulation now reflected. This area contains a great amount of detail and applies towards Residential properties as well as Commercial. The limitation refers to text only and not free-standing signs. Discussion ensued which included clarifications and restructuring/reassignment of information.

Prohibited Signs – Briefly reviewed and will be forwarded to the Planning Commission for further review. Discussion ensued regarding illumination signs being allowable and referenced back to lighting.

Recommendation to the Planning Commission to consider a maximum height of 10' for a commercial sign. Current Ordinance allows for 20'.

Storm Water Management – refers to County.

6. Next Steps – Move Article 9 to next meeting. Reviewed timeline for completion with Definitions being completed when the whole document is reviewed. Anticipate three meetings still needed. Meetings set for:

March 16th at 6:15 pm - Articles 4 and 9 with an option for Article 6.

April 4th at 6:15 pm - Articles 6 and 3.

TBD - Definitions and final review.

7. Public Comment – V Beitner asks for clarification of ZBA and PC training times.

8. Adjournment – (M/S) B. Cook/M. Merchant motion to adjourn at 8:02 pm. Passed 5-0.