

Torch Lake Township Planning Commission (PC)

Regular Meeting Agenda

Monday, October 28, 2024

7:00 PM

Community Services Building, Torch Lake Township, Michigan

Please turn off cell phones.

Public Hearing/Public Comment Rules:

Fill out comment card at the back of the room if you wish to speak. Turn into the secretary.

Each member of the public will be given 3 minutes to address the Planning Commission.

Comments should be directed at the Chair.

Please no clapping or cheering.

1. Call to Order
2. Pledge of Allegiance
3. Consideration of Agenda
4. Conflict of Interest
5. Approval of Meeting Minutes from August 26, 2024
6. Public Comment on Agenda Items other than Public Hearing
7. Correspondence
8. Unfinished Business
9. New Business
 - a. Master Plan Discussion
10. On-Going Reports
 1. Zoning Administrator's Report
 2. PC Representative to ZBA Report
 3. TLT Board Representative on PC Report

11. Public Comment

12. Concerns of Commission

- A. Chair
- B. Members
- C. Consultant

13. Adjournment

Next Meeting: November 25, 2024

Torch Lake Master Plan Outline

Updated October 2024

Chapters

1. Demographics
2. Housing/Economic Development
3. Natural Features/Community Facilities
4. Coastal Resiliency
5. Transportation/Non-Motorized
6. Land Use- Existing & Future
7. Implementation/Action Plan

Community Engagement

1. Survey- At beginning- Broad topics, initial input. Online with hard copies in the office.
2. Open House- Near end- Input on action items and future land use. In person, no presentation, come and go as please
3. Listening Session (Optional)- Specific topics: Housing, parks, coastal resiliency. Virtual or in person depending on time of year.

Timeline

- February 2025- Survey Open
- March-August- Chapter Review
- May- Open House
- November/December- Start 63 day public review period
- February/March 2026- Public Hearing & adoption

Torch Lake Township

Example of Survey Questions

October 22, 2024

Demographics

1. Do you live in Torch Lake Township? *For reference a map of Torch Lake Township boundaries is shown below.*
 - a. Yes
 - b. No
2. Do you own or rent your home?
 - a. Own
 - b. Rent
3. Are you a year-round or seasonal resident?
 - a. Year round
 - b. Seasonal
4. How long have you lived in Torch Lake Township, either year-round or seasonally?
 - a. Less than 2 years
 - b. 2-5 years
 - c. 5-10 years
 - d. 10-20 years
 - e. 20+ years
5. What made you decide to live/own property in Torch Lake Township?
 - a. Work
 - b. Family
 - c. Quality of life
 - d. Quiet atmosphere
 - e. Natural features/ Recreation
6. Please indicate which months you reside in or visit Torch Lake Township. (check all that apply)
 - a. January
 - b. February
 - c. March
 - d. April
 - e. May
 - f. June
 - g. July
 - h. August
 - i. September

- j. October
 - k. November
 - l. December
7. What is the five-digit zip code of your primary residence?
8. Of the following, which describes your experience with Torch Lake Township? (Check all that apply)
- a. I work in the Township
 - b. I own a business in the Township
 - c. I own property in the Township but do not live here
 - d. I visit parks in the Township
 - e. I eat or shop in the Township
9. What is your household's total annual income, before taxes? Consider all sources (salary, bonuses, investment income, etc.) of every working member of your household.
- a. Less than \$25,000
 - b. \$25,000 to \$49,999
 - c. \$50,000 to \$74,999
 - d. \$75,000 to \$99,999
 - e. \$100,000 to \$150,000
 - f. \$150,000+
 - g. Prefer not to say
10. What type of work do you do?
- a. Agriculture, forestry, fishing and hunting, or mining
 - b. Construction
 - c. Manufacturing
 - d. Wholesale trade
 - e. Retail trade
 - f. Transportation, warehousing, or utilities
 - g. Information Technology
 - h. Finance, insurance, real estate, renting, or leasing
 - i. Professional, Scientific, management, administrative services
 - j. Education, healthcare, or social assistance
 - k. Arts, entertainment, recreation, services,
 - l. Public administration
 - m. Retired
 - n. Unemployed
11. What is your age?
- a. Under 18
 - b. 18-24

- c. 25-34
 - d. 35-44
 - e. 45-54
 - f. 55-64
 - g. 65-74
 - h. 75 and over
12. How important is preserving existing agricultural land within the Township?
- a. Very Important
 - b. Somewhat Important
 - c. Neutral
 - d. Not Important
 - e. Very Unimportant
13. Which of the following uses should be allowed on agricultural property where an active farm operation is occurring:
- a. Roadside stands
 - b. Farm markets
 - c. U-Pick
 - d. Farm to Table Dining
 - e. Event Venues at farms (concerts, weddings, etc.)
 - f. Wineries, breweries, distilleries

Natural Features

14. Do you own property on the water?
- a. Yes
 - b. No
15. What body of water do you own property on?
- a. Torch Lake
 - b. Grand Traverse Bay/Lake Michigan
 - c. Other (Please List) _____
16. Natural features (lakes, streams, forests, wetlands, etc.) are important to my quality of life.
- a. Strongly Agree
 - b. Agree
 - c. Neutral
 - d. Disagree
 - e. Strongly Disagree

17. Natural features should be protected in Torch Lake Township.
- a. Strongly Agree
 - b. Agree
 - c. Neutral
 - d. Disagree
 - e. Strongly Disagree

18. Please state your level of concern with each of the below topics:

	Extremely Concerned	Concerned	Neutral	Unconcerned	Extremely Unconcerned	Don't Know
Air pollution						
Lakes, rivers, streams, & other watershed sources						
Erosion						
Threats to cultural & historic resources						
Depletion of scenic viewsheds (hillsides, natural vegetation, etc.)						
Threats to fish and local wildlife						
Pollution						

Recreation

19. What recreational activities do you and members of your household enjoy? (check all that apply)
- a. Swimming/Beach
 - b. Walking/Hiking
 - c. Biking
 - d. Canoeing/Kayaking
 - e. Nature/Wildlife Viewing
 - f. Motor boating
 - g. Paddle boarding

- h. Fishing
- i. Picnicking
- j. Pickleball
- k. Playgrounds
- l. Snowshoeing
- m. Cross-country skiing
- n. Ice skating/Hockey
- o. Tennis
- p. Basketball
- q. Concerts/Festival
- r. Soccer
- s. Volleyball
- t. Sailing
- u. Baseball/Softball
- v. Disc Golf
- w. Skateboarding
- x. Other _____

20. How often do you use the following Township recreation facilities?

	Often	Occasionally	Rarely	Never
William K. Good Day Park				
Barnes Count Park				
Torch Bay Beach and Nature Preserve				
Beach on Torch Lake				
Beach on Grand Traverse Bay/ Lake Michigan				

21. What challenges do you feel the Township needs to address? (Chose up to 3 options)
- a. Affordability of housing
 - b. Housing supply
 - c. Protecting natural resources
 - d. Not enough housing varieties
 - e. Lack of Short-term rentals
 - f. Too many short-term rentals
 - g. Poorly maintained infrastructure
 - h. Lack of walkability
 - i. Not enough recreation amenities
 - j. Other – with comment box
22. Please provide comments on your impressions of Torch Lake Township as it currently exists and/or how you would like to see the community develop in the future.

Housing

There are many kinds of residential development available for housing opportunities. The following types of residential development are consistent with the type of homes that exist in the Township but could provide the opportunity for more housing units within the Township.

WILL INCLUDE IMAGES FOR ALL HOUSING TYPES

23. Please indicate if you think smaller houses (less than 500 sq ft) are appropriate in Torch Lake Township.
- a. Yes
 - b. Not

Stacked Duplex: a two-story structure with two separate dwelling units. Each dwelling unit occupies one floor of the structure.

24. Please indicate if you think a stacked duplex is appropriate in the Township.
- a. This type of structure is appropriate anywhere in the Township.
 - b. This type of structure is appropriate in select areas of the Township.
 - c. This type of structure is not appropriate in the Township.

Side-By-Side Duplex: a structure with two separate dwelling units, side-by-side.

25. Please indicate if you think a side-by-side duplex is appropriate in the Township.
- a. This type of structure is appropriate anywhere in the Township.
 - b. This type of structure is appropriate in select areas of the Township.
 - c. This type of structure is not appropriate in the Township.

Townhomes: structures with multiple connected dwelling units, horizontally arranged, each with their own independent entrances.

26. Please indicate if you think a townhome development is appropriate in the Township.
- This type of structure is appropriate anywhere in the Township.
 - This type of structure is appropriate in select areas of the Township.
 - This type of structure is not appropriate in the Township.

Courtyard Homes: arrangements of multi-family homes, with several side-by-side or stacked duplexes or triplexes surrounding a common, shared courtyard.

27. Please indicate if you think courtyard homes are appropriate in the Township.
- This type of structure is appropriate anywhere in the Township.
 - This type of structure is appropriate in select areas of the Township.
 - This type of structure is not appropriate in the Township. \

28. How do you feel about Short-Term Rentals (STRs)?
- Very Supportive
 - Supportive
 - Neutral
 - Not Supportive
 - Against STRs
 - Additional Comment

Is there anything else that you would like us to know a