TORCH LAKE TOWNSHIP

ANTRIM COUNTY, MICHIGAN

Torch Lake Township

Community Services Building

Planning Commission Meeting

~~Approved Minutes (10.10.23)~~

~~August 8, 2023~~

December 12, 2023

**Present:**  Clarke, Walker. Woodward, Graves, Merchant, Carleton

**Absent:** Dvorak

**Audience:** 2

**Others:**   Sara Kopriva TLT Planner / Tim Baise Applicant

**Recording Secretary:** J. Petersen

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

Meeting called to order at 7:02 pm by Graves

**2. Pledge of Allegiance**

The Pledge of Allegiance was recited

**3. Consideration of Agenda**

Motion by Woodward to accept agenda as presented; seconded by Merchant:. Vote: 6 /0 motion carried

**4. Conflict of Interest**

Carleton, living within 300’ of Torchport Airpark, will recuse herself for the public hearing portion of this meeting.

**5. Approval of Meeting Minutes from October 10, 2023 and October 23, 2023**

M/S to approve meeting minutes from October 10, 2023; 1 typo not corrected (audio unclear – not content changing): Clarke / Woodward; 6/0 motion carried

M/S to approve meeting minutes from October 23, 2023 as presented: Clarke / Merchant; 6/0 motion carried

**6. Public Comment**

None

**7.**  **Correspondence**

None

**8. Unfinished Business**

None

**9. New Business**

1. **Public Hearing –** SUP 2023-03 Torchport Airpark 2024 Memorial Day Outdoor Event

7:05pm Carleton recused. Kopriva summarized application stating fireworks are consumer grade and not a part of this application. Applicant (Tim Basie) summarized request – PC Members deliberated the application. Graves asked for public comment regarding the application. Deb Graber, Beechnut Kewadin spoke regarding parcel numbers included in the request and concerns of her HOA having to pay the Special Use Fees for this yearly event. Kopriva clarified parcel number 05-14-325-025-00 was included in the SUP and the Township has no opinion about the HOA billing its residents for the hearings. The Township must hold a public hearing when it is requested as part of a Special Use Permit. Graves called for any further comments from the public and closed the public hearing portion. The Commissioners discussed the Special Use Permit Standards with no members having any comments for standards 1-4. Motion by Clarke to approve SUP 2023-03 Torchport Airpark Memorial Day Outdoor Event May 24th-27th with the condition that Torchpark obtain the outside agency permits required, and its activities are limited to those listed in the application. Motion was seconded by Woodward. Graves called for roll call vote:

Clarke – Yes; Walker – Yes; Woodward – Yes; Graves – Yes; Merchant – Yes. Motion Carried.

Carleton returns at 7:28pm

1. **Zoning Ordinance Review – Article 14**

The PC discussed the new Ordinance Draft Article 14 with Kopriva

Kopriva will bring entire draft Ordinance for PC review in January or February 2024, then conduct public hearing, then on to county, then board.

1. **2027 PC Meeting Calendar**

The PC discussed the 2024 meeting schedule and changed the meeting dates to the fourth Monday of the month beginning Monday, January 28, 2024. It is possible that the January 28th 2024 will be cancelled and a special meeting will be set.

M/S to hold meetings in 2024 on the fourth Monday of the month at 7pm. Merchant / Woodward; 6/0 motion carried

**10. On-Going Reports**

1. **Zoning Administrator’s report –** Presented on desk and in email – Volker violation is in District court, not Circuit yet.
2. **PC Rep to ZBA –** Met last month for board reappointment for 2024
3. **TLT Board Rep to PC –** passed around board updates for road improvements, Barnes Park issue is rested, Merchant read memo from County Planner**.** Board will be meeting every Wednesday in January for the 2024 budget.

**11. Public Comment**

Tim Baise – updated the PC that the Torchport Airpark Outdoor Memorial Day Event last year raised over $30K for 5 local food banks and gave 63 flights to those who have never flown and they helped a wounded Veteran pay for training to fly and he is now flying.

**12. Concerns of Commission**

1. **Chair –** Appreciates all the hard work going through the draft Ordinance.
2. **Members -**
3. **Consultant –** will prepare a presentation for upcoming Master Plan
4. **12. Adjournment @ 8:46pm**

Motion to adjourn: Woodward. Seconded by Clarke; Vote: 6/0 motion carried