

TORCH LAKE TOWNSHIP
ANTRIM COUNTY, MICHIGAN
Torch Lake Township
Community Services Building
Public Hearing and
Planning Commission Meeting
Approved Meeting Minutes
May 9, 2023

Present: Graves, Dvorak, Budros, Walker, Woodward, Carleton

Absent: Merchant

Others: Sara Kopriva TLT Planner / Zoning Administrator

Jackie Petersen - Zoning office

Audience: 8

Recording Secretary: J. Petersen

1. Call to Order Regular Meeting

Meeting called to order at 7 pm by Graves

2. Pledge of Allegiance

The Pledge of Allegiance was not recited

3. Consideration of Agenda

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

4. Conflict of Interest

Graves asked if there were any conflicts of interest. Carleton will recuse herself from the public hearing portion as she lives within 300' of the address of the SUP application SUP 2023-01 Torchport Airpark Memorial Day 2023. There were no other conflicts. Carleton would leave the meeting room at 7:10 at opening of public hearing.

5. Approval of Meeting Minutes from April 18, 2023

Motion by Woodward to approve minutes with one change. Motion seconded by Carleton. Vote: 6 /0 motion carried

6. Public Comment on agenda items

None

7. Correspondence

Letter received in a few PC members personal email - from Graber. Letter was copied and distributed properly to all PC members - the author will receive an email with proper instructions how to submit public comments.

8. Unfinished Business

None

9. New Business

- A. PUBLIC HEARING - SUP 2023-01 Torchport Airpark request for a temporary outdoor event May 26-29, 2023 at 1391 N US31, Parcel #s 05-14-770-015-00, 05-14-770-000-10 and 05-14-770-014-00**

Public Hearing opened by Graves at 7:10pm

- 1. Presentation by Applicant** - Tim Baise presented SUP 2023-01 and detailed the event and plans
- 2. Presentation by Staff** - Kopriva summarized the request and noticing procedures taken
- 3. Open Public Hearing for Public Comment**
 - a. Bill Stridiron 5903 M-88 spoke about ordinance 2.19
 - b. Rita Furdak 2757 Bay Harbor Club Lane spoke about insurance liability
 - c. Bob Cook - Township Supervisor spoke about insurance liability, stating the township atty has stated the township holds no liability as the event is not on township property nor is the township collecting funds from the event.
- 4. Close Public Hearing for Public Comment** - 7:27 pm closed by Graves
- 5. Deliberation and possible decision by Planning Commission.**

The Planning Commissioners deliberated, guided by the standards of approval for Special Uses. The Planning Commissioners agreed unanimously that standards 1, 2 and 4 were met. Standard 3 was determined to be met, however not unanimously -with Dvorak and Budros voting NO.

The following conditions of approval were established:

1. Any outside agency permits must be obtained prior to event
2. Activities shall be limited to those contained in the application
3. Outdoor event to occur from May 26-29, 2023
4. Signs to encourage parking at airport for fireworks to be placed
5. Hours shall be as stated in application and flier

Motion by Woodward to approve SUP 2023-01 for Torchport Airpark at 1391 N US 31 parcel numbers 05-14-770-015-00, 05-14-770-000-10 and 05-14-770-014-00, for outdoor event over Memorial Day Weekend 2023 with the aforementioned conditions. Motion seconded by Walker. Graves called for a roll call vote:

Graves: Yes, - Dvorak: No, - Budros: Yes - Woodward: Yes - Walker - Yes Motion carried 4/1 application SUP 2023-01 Approved
Carleton returns to meeting at 8pm

B. Zoning Ordinance Amendments Update

Kopriva gave summary of ordinance amendments the PC has reviewed and discussed what is next. She recommends special meetings to move things along. Graves asked for the top 2 ordinance sections needing revision. PC then discussed the ordinance rewrite that Sara did vs. revising the old. Graves feels, (based on recent training and discussion with Langworthy) that the PC should be working with Sara on the newly revised draft ordinance instead of revising the old ordinance, which appears to be out of date in several areas. The PC members discussed and agreed to move forward with reviewing the Draft ordinance prepared by Kopriva. Kopriva asked that the PC members find their copy, or obtain new one, and be prepared going into meetings, having read the sections that will be discussed ahead of time to maximize the efficiency of meetings. - No motion needed

10. On-Going Reports

1. **TLT Board Representative on PC Report** - Merchant absent
2. **Zoning Administrator's Report** - presented to Planning Commission - report included in pkt
3. **PC Representative to ZBA Report** - June 21 Meeting will be for training - no cases on docket

11. Public Comment

None

12. Concerns of Commission

- A. **Chair**
- B. **Members**
- C. **Consultant** - Proposed meeting dates: June 15, 26, 28 - 6pm special meeting begin time - look for email to confirm these dates, get ordinance draft copy - Kopriva to email with schedule and scope of meetings/ dates. Next meeting will be June 13 - regular meeting (7pm) public hearing scheduled for last 2 revisions to old ordinance; Chapter 20.06 - dimensional variances and Chapter 21.01 - Amendment criteria.

12. Adjournment @ 8:26pm

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