TORCH LAKE TOWNSHIP

ANTRIM COUNTY, MICHIGAN

APPROVED Minutes Planning Commission Meeting 5-0 AS PREPARED

January 19, 2016

Community Service Building

Torch Lake Township

Present: Kulka, King, Walworth, Jorgensen, Schoenherr

Absent: Goossen, Bretz

Others: Olsen, Grobbel

Audience: Martel, Spencer

1. Meeting was called to order at 7:33 p.m.

2. **Consideration of Agenda**:

Motion to accept agenda by King, seconded by Jorgensen, passed 5-0.

3. **Correspondence, Meetings, Training, Announcements, etc.:**

None.

4. **Approval of Minutes, December 8, 2015:**

Motion to approve December 8 minutes by Kulka, seconded by Schoenherr, passed 4-0, with King abstaining.

5. **Concerns of the Public other than Agenda Items:**

None.

6. **Continued Discussion of Issues Related to Decks, Structures, Etc.:**

Walworth met with Josh Vey in regards to identifying the final objective on decks and structures. Walworth wrote a document with objective as follows:

*To permit certain additional structures in the front and rear set back areas that enhance the use of the property without conflict with the general desire to not obscure the views through the property or skyward.*

* Grobbel said that zoning allows for decks on all sides, except in set backs. According to DEQ rules related to decks in a wetland, a deck on lake side can have walkway to be a minimum of 18 inches high from top of deck to ground, walkway of 36 inches wide, and a railing requirement – these are governed by the County. Note that the railing requirement is governed by the County, while the height and width are governed by the DEQ.
* Walworth asked the difference between lakeshore and non-lakefront setbacks.
* Grobbel said that it is mainly for access for riparian owners. Grobbel stated legally there was an expectation that lake front owners had a right to reasonable access to their water frontage. Also, topography determines what fits.
* Schoenherr referred back to original objective to not obscure views through the property or skyward.
* Walworth said that his objective is to be reasonable within confines of community.
* Grobbel suggested having separate sections for lakefront and non-lakefront.
* Jorgensen is comfortable with decks in setback.
* Schoenherr is comfortable with decks in setback.
* King wondered if a size and height limitation would make a large number of lake properties non-conforming.

7. **Concerns of the Public:**

Spencer asked about letter from Township counsel addressing literal interpretation of language for decks and structures.

8. **Concerns of the Planning Commission:**

Jorgensen asked about Torch Bay Inn’s camper cabins. She is concerned about what was originally presented to PC and what is being built. She will talk to Vey.

 9. With no further business, meeting was adjourned by Walworth at 9:54.