TORCH LAKE TOWNSHIP

ANTRIM COUNTY, MICHIGAN

APPROVED Planning Commission Meeting Minutes

July 8, 2014

Community Service Building

Torch Lake Township

Present: Goossen, Jorgensen, Juall, King, Bretz, Joseph, Walworth

Others: Olsen, Vey, Grobbel

Audience: Martel

1. Meeting was called to order at 7:31 p.m.

2. **Consideration of Agenda**:

Motion to approve agenda by Walworth, passed 7-0.

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

Introduction of Josh Vey as Zoning Administrator. Walworth noted training offered by Michigan Township Association: *“Not in My Backyard”* July 29, 5-8 p.m., Gaylord. Memorial service for Bill Briggs will be held July 19 at 11:00 a.m., St. Mary’s Church, Charlevoix.

4. **Approval of Minutes, June 11, 2014:**

Motion to approve June 11 minutes by Juall, seconded by Bretz, passed with two abstentions.

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

In Village Business Zone, business owner needs zoning permit to move dirt and/or make changes to property. Vey and Martel to follow-up.

6. **Discussion of Changes and Possible Action Regarding Retail Agricultural Enterprises if County Review is Complete:**

Antrim County Planning Commission is not meeting until August 5, well past the 30 day commentary period. Therefore, County has waived opportunity to comment and review. Grobbel said there are a couple of options for proceeding – (1) wait for comments or (2) waive their right and move ahead. Motion by Joseph to hold off on any action, seconded by Bretz, passed 5-2.

 7. **Discussion of Changes and Possible Action Regarding Short Term Rental of Residential Property if County Review is Complete:**

Juall asked if there was any process to monitor or track illegal renting situation. Grobbel noted that the zoning Administrator has task to track activity; it is not included in an ordinance. It is a civil infraction under Zoning. Process is to issue compliance letter(s). Can then go to court for cease-and-desist order. Ultimately a judgment call by Zoning Ordinance Enforcement Officer. Motion by Goossen to approve language, forego waiting for County to review or comment, and forward to TLT Board. Supported by Juall, passed 7-0.

8. **Discussion of Changes and Possible Action Regarding Storage and Use of Recreational Vehicles:**

Joseph asked for language that would include enclosing in a building or storage on the property that would not present an eyesore. Also noted that “watercraft” had been added since the June meeting. Walworth said there is concern about visual presence of recreational vehicles. Goossen did not like addition of watercraft. Joseph stated that we have no long-term clout for abandoned recreational vehicles and zoning administrator does not have any authority. Goossen stated that having to erect a structure for storage is not fair to non-lake people. Joseph said concern is overall appearance of township. Goossen asked about middle-ground number of RVs that a person can store and that watercraft be removed from consideration. Walworth summarized that we want to continue with RV storage but leave out watercraft. Also storage can occur in R-1 but cannot have too many that are not in a covered structure. Goossen wants to attempt to make them not visible from a thoroughfare. Grobbel will revise based on these comments.

 9. **Discussion of Changes and Possible Action Regarding Temporary Structures:**

 Jorgensen said that a temporary structure could eventually become a garage for that purpose or a temporary structure could be connected to a larger accessory building. Felt that people needed a longer period of time for these structures because home-building can take longer than six months. Juall said that temporary structure could be later used for vehicles. Walworth said that tented aluminum garages are not considered structures because they are not permanently anchored; non-structures are not allowed in the ordinance. Goossen stated that temporary structures and storage of RVs should be kept separate although they are closely related. Hold over for further discussion.

10. **Concerns of the Public**

 None.

11. **Other Concerns of the Planning Commission:**

Jorgensen commented that Antrim County comments were glossed over and that the comments actually indicated support for *growing* business. She believes that Township needs to keep this in mind.

Walworth clarified that Public Hearing is actually separate from Planning Commission meeting. Deliberation and action is after Public Hearing is closed. This is why it was on the June agenda as two separate items.

12. With no further business, meeting was adjourned by Walworth at 9:07.