TORCH LAKE TOWNSHIP ANTRIM COUNTY, MICHIGAN

Planning Commission Meeting Minutes, as amended, February 9, 2016
Community Services Building
Torch Lake Township

Present: Bretz, Goossen, Kulka, Schoenherr, Walworth Absent: Jorgensen and King
Other: Vey and Grobel by phone
Audience: Spencer

 1. Meeting called to order at 7:34 PM

 2. Consideration of Agenda: Motion to accept by Schoenherr and second by Bretz. Passed 5-0.

 3. Correspondence, Meetings, Training announcements, etc.: The Banks Township special training by MSU Extension was canceled due to bad weather. Another one will be held that will not conflict with TLT-PC schedule. Walworth will put out a notice.

 4. Approval of MinutesJanuary19,2016Meeting:Motion to accept by Schoenherr and second by Kulka. Passed 5-0.

 5. Concern of the Public other than Agenda items: Bruce Ludlow has sent an email on some of his concerns which all PC members should have received. Walworth says that this is a ZBA issue but pertinent to PC current discussions on set-back decks, stairs, etc. Bob spencer asked that at the start of the PC meeting, the meeting date should be given so that the information will be on the tape. He also said that similar conversation of the TLT-PC on deck size, walkway and ground level was discussed at the TLT ZBA meeting. Spencer handed out a memo of DNR recommended Boat Ramp at Mclachlan Road. There have been court cases which gave townships ordnance priority. Walworth indicated he stay in touch with Martel and, as may be necessary, have the TLT lawyer assess the township’s authority

 6. Continued discussion of issues related to decks, structures, etc.:
Walworth reiterated the goal of allowing certain additional structures in the
front and rear setbacks that enhance the use of the property without conflict with the general desire to not obscure the views through the property or skyward. Further the PC seemed to have settled on an approach of some
regulatory restrictions but needed yet to settle on a height limitation for decks which would work in the various topographies of our township’s waterfronts.

 A document prepared by Vey and Grobbel was distributed and discussed. It suggested to permit elevated walkways with a maximum width of 48 inches, walkway landings up to 64 square feet, decks with a maximum height measured from the deck’s surface to the ground measured along the edge facing the interior of the lot and a maximum deck size of 324 square feet.

 After discussion, it was moved by Goosen, seconded by Schoenherr: That the intent of the proposal from Vey and Grobbel, together with related items from the prior meeting be put into amendatory language for final review by the Commission and that a public hearing on the proposed amendment be scheduled for the March meeting of the Planning Commission.

 Walworth indicated he had been reminded that our regular meeting day in March conflicts with Michigan’s primary election. It was agreed to reschedule the March meeting and public hearing to Thursday, March 10, 2016.

 The discussion regarding the use of waterfronts and the unique aspects of our waterfront prompted a discussion of the potential for using overlay zoning. After some discussion of overlays as a concept there appeared no need to move in that direction at this time.

 7. Concerns of the Public: Email from Bob Spencer suggested looking into Antrim County’s permitting rules for structures within 500 feet of water. No building permit is required to build in setback, rather need Soil Erosion Sedimentation Control Permit per Part 91 from Antrim County SESC office. Vey said that DNR regulations cover water and streams and even land disruption of over an acre. PC also discussed when application is submitted, Township will make determination of structure.

 8. Concerns of the Planning Commission : none

 9. Adjournment at 9:42PM