TORCH LAKE TOWNSHIP

ANTRIM COUNTY, MICHIGAN

APPROVED Minutes Planning Commission Meeting AS PREPARED

April 12, 2016

Community Service Building

Torch Lake Township

Present: Bretz, Kulka, King, Walworth, Jorgensen, Schoenherr

Absent: Goossen, Grobbel

Others: Olsen, Vey

Audience: Martel and others

1. Meeting was called to order at 7:37 p.m.

2. **Consideration of Agenda**:

Agenda approved.

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

Walworth distributed *Planning and Zoning News* to members; subscription has been cancelled.

Training for Planning Commission members and others, *Climate, Health and Planning*, will be presented at Michigan Works in Traverse City, May 12, 1-4 p.m.

4. **Approval of Minutes, March 10, 2016:**

Motion to approve March 10 minutes by Kulka, seconded by Schoenherr, passed 4-0, with King and Bretz abstaining.

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

None.

6. **Discussion and Possible Action on Proposed Amendments to Sections 2.16.B and 19.02.B Regarding Allowed Structures in Front and Rear Setback Areas:**

Motion to approve *Version 6: Decks and Walkways in Setbacks, Chapter II, Section 2.16.B – Front, Side and Rear Lot Line Setback Area Uses* by Jorgensen, seconded by Bretz, passed 6-0. Ordinance will be forwarded to Antrim County.

7. **Discussion of Possible Changes in Section 7.02, Special Uses, in R-1 and Other Residential Zones:**

Walworth said that this is not looking at a specific location, but special uses in R-1 which then impact other Zones. Need to be aware of ripple effect.

* Bretz said that his understanding is that the owner of a property (DNR in example of boat launch), would have to make a special request.
* Vey said that R-1 properties are mostly all lakefront, off Lake Michigan or Torch Lake. He referenced the last zoning revision that made lakefront properties R-1.
* Question raised about eliminating Section 7.02. Walworth said this could be viewed as exclusionary zoning.
* Walworth referenced R-2 and R-3 with reminder to be aware of implications when changing R-1.
* King said that playgrounds seem to be the only good use. Also, the other special uses would be more appropriate in urban areas. Should minimize special uses in R-1.
* Schoenherr raised a concern about the impact of parking in special use areas.
* Walworth said there will be a Public Hearing in May to consider the two proposals submitted by Lee Scott, representing property owners of Torch Lake Township.
* Vey looked at Milton and Helena Townships, which border Torch Lake Township, for similarities in R-1 Uses. He reminded PC that any revisions could create non-conforming properties within zone.

8. **Concerns of the Public**

* Lee Scott clarified that he is the facilitator for 21 Torch Lake property owners.
* Jill Spencer asked the PC members to remember to use the microphones; very difficult to hear.
* Virginia Mouch said that if a constituent comes to PC with a request for special use, it must be approved. Walworth responded that it does not have to be approved, but you must have good grounds for turning it down. Vey added that other conditions must be met.

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

None.

1. With no further business, meeting was adjourned by Walworth at 8:33.