TORCH LAKE TOWNSHIP

ANTRIM COUNTY, MICHIGAN

Torch Lake Township

Planning Commission Meeting

Community Service Building

APPROVED Minutes AS PREPARED 6-0

January 9, 2018

**Present:**  Shoemaker, Bretz, Kulka, Carleton, Goossen, Petersen, Jorgensen

**Absent:**

**Others:**    Grobbel, Graber

**Audience:**

**Recording Secretary:** J. Petersen

**1.**    **Call to Order Regular Meeting:**

    Meeting called to order at 7:03 pm by Kulka

Members present announced their names and titles.

**2.    Public Commentary:**

Kulka asked for public comment and none was offered at this time

**3.    Consideration of Agenda:**

    Request by Kulka to approve agenda.  Motion by Goossen to approve 1.09.18 agenda.  Motion seconded by Shoemaker; further discussion was asked for by Kulka and vote was taken and passed 7/0.

**4.**    **Approval of Minutes of December 12, 2017:**

**Clerical Correction to 12/12/17 Meeting Minutes:**

 New PC Secretary’s Name is spelled   LORA CARLETON

Motion by Shoemaker to approve 12/12/17 meeting minutes; motion seconded by Bretz; further discussion was asked for by Kulka and vote was taken and passed 7/0.

Section 7D Fencing - the word **litoral** as it is in the minutes will remain due to the following:

\* **litoral** - the region of the shore of a lake or sea or ocean

\* **literal** - taking words in their usual or most basic sense without metaphor or exaggeration.

**5. On Going Reports**

**5A     Zoning Administrator Report - Deb Graber**

Deb Graber distributed a spreadsheet entitled Torch Lake Township, 2017 Land Use Permits.  Listed are all permit #, dates, address, type of development, waterfront or not, zone, use, landowner names, contractors and fees for all requested permits to date in 2017.

* NO new violations to report since last meeting.
* NO zoning complaints to report.
* New fee / permit schedule has been approved by the board and will take effect 4/1/18.

**5B     Representative on ZBA Report**

        Kulka: Received envelope in inbox today.  Copies were distributed to PC members.   Antrim county planning commission put out.

Grobell:  When a township updates or publishes a master plan, by law, a copy of this plan is sent to its constituents.  There is a 63 day period in which these communities have to comment.  After the 63 days no further comments can be made.

**5C     TLT Board Representative on PC Report**

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

**7.    Unfinished Business**

**7A    Building/Structures**

**7B    Time Limit for Zoning Appeal**

**7C    Shall Vs May**

**December 13, 2017 Letter** sent to twp. Atty. - to date no response to report.

**7D Fence Zoning**

Chris Grobbel distributed DRAFT Ver 3 (12-31-17) and asked the PC to review as he has tried to capture all of the comments from the last meeting.  The document was read and reviewed section by section.  With all sections being discussed, comments were noted by Grobbel who will make changes to this draft as discussed.  He will submit a 4th draft for review by the PC.

    Kulka distributed Version 3 1-9-18 suggested wording for placement under 2.26.0: FENCES.  “Fences as a use in torch Lake Township are meant to protect the rural character protect property values, scenic views as well as providing privacy, protection and security.”  Many comments were made, several PC members voiced concerns of defining.  Also the use of words like “security” and “rural character” - as those concepts are unenforceable and leave the zoning administrator’s decisions too open for interpretation.  No decision was made.

**7E Master Plan Update-Chris Grobbel**

* Waiting for direction of scope from the board

**8.  New Business**

PC 2018 Meeting schedule was distributed

**9.  Concerns of the Planning Commission**

OHWM 1/8/18 Internet information was distributed for informational purposes

**10.  Public Commentary**

Kulka asked for public comment and there was none.

**11 Adjournment - 9:30pm**

With nothing further, a motion was made by Jorgensen to adjourn, the motion was seconded by Bretz, final comments were again asked by Kulka and a vote was taken to adjourn, passing 7/0.