TORCH LAKE TOWNSHIP

ANTRIM COUNTY, MICHIGAN

Torch Lake Township

Planning Commission Meeting

Community Service Building

Approved Minutes 6-0 with modifications

March 13, 2018

**Present:**  Shoemaker, Kulka, Carleton, Petersen, Jorgensen,Goossen & Bretz at 7:40pm

**Absent:**

**Others:**    Grobbel, Graber

**Audience:**   none

**Recording Secretary:** J. Petersen

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

Meeting called to order at 7:02 pm by Kulka

**2.    Public Commentary:**

No public present

**3.    Consideration of Agenda:**

Motion by Carleton to approve 3.13.18 agenda. Motion seconded by Jorgensen; passed 6/0.

**4.**    **Approval of Minutes of January 9, 2018**

Motion by Petersen to approve 2.13.18 meeting minutes with 3 typos corrected; motion seconded by Shoemaker; passed 6/0.

\*Paragraph 2, public commentary: Second to last sentence remove “t” before the word keep.

\*Paragraph 2, public commentary: Last sentence correct spelling of handle

\*Paragraph in section 7B; Time limit for zoning appeal correct spelling of judgment

**5.    On Going Reports**

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

Deb Graber distributed Zoning Admin Report (3.13.18 5A-1)

* No new zoning permits issued yet this year
* No zoning complaints
* Several ongoing projects - no issues
* Templin violation - will be appealing in April/May
* Bucklew / Petrillo appeal has been filed for next ZBA meeting 4/11/18
* Bergen appeal has been filed for 4/11/18
* Livingstone appeal has not been filed - may file for May meeting
* No more than 2 appeals may be scheduled for a ZBA meeting at one time. - Per Dave Barr ZBA Chair

**5B     Representative on ZBA Report**

Bretz stated no new business from ZBA

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

Petersen reported that the board has met several times this month and the 2018 budget is almost completed. He also stated that a nuisance ordinance was being drafted by the township attorney.

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

MTA ZBA training is on March 22, 26 and 27. Kulka and Graber will be attending.

**7.    Unfinished Business**

**7A Building/Structures** Draft 3\_12\_18 was distributed and discussed.

Motion by Goossen to approve the above; seconded by Petersen vote taken passed 6/0

**7B Time Limit for Zoning Appeal**

Motion by Petersen to approve the 30 day limitation for filing an appeal with the TLT ZBA; Motion seconded by Goossen; vote taken passed 6/0

**7C Shall Vs May**

Motion by Petersen to make the change from Shall to May and removal of the word “body” as proposed by Millar; seconded by Goossen vote taken; passed 6/0

Motion by Petersen to schedule a public hearing regarding the above 7A, 7B and 7C; motion seconded by Goossen; vote taken passed 6/0

**7D Zoning Administrator and Municipal Infractions**

Kulka met with Martel and Martel is going to meet with the twp atty. - Kulka will follow up

**7E Fence Zoning**

Ordinance numbering for this will be Chapter II Section 27. (2.27 fences)

Chris Grobbel distributed DRAFT Ver 5 (3\_13\_18)) and asked the PC to review as he has tried to capture all of the comments from the last meeting. The document was reviewed by the PC and questions and discussion took place. Grobbel will make minor changes requested and email final drafts.

Motion made by Petersen to approve Draft Ver 5 with changes and schedule for public hearing; motion seconded by Goossen; vote taken passed 6/0

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

Grobbel distributed Chapter 8; future land use etc… and asked group to read, mark-up and bring back comments for the next meeting

**VERY most important function of PC is this.**

Shoemaker: Commented that Grobbel did a great job. Asked about “placemaking”

Grobbel stated we are required to use this term and we are required as well to use “complete streets” as a term.

Goossen: It has more specificity than current version

Bretz: Would like to see it include more recreation and lake protection initiatives. Specifically buffer zones, break walls, creatures living at water’s edge, more shoreline vegetation, issues like stones and docks to prevent erosion...DNR site at north end lacks maintenance, cleanliness. Popular launch site needs improvement -could be premier bathing beach. DNR does nothing to maintain. N/S Corridor of 31 has an 8’ apron for a bike trail from Barnes Road to Old Dixie Highway - no one even knows about it and was not mentioned. No mention of cross country and hiking trails at Barnes park - the public is unaware these thing exist. The Torch Bay Nature preserve was not mentioned. ALSO Blight. Huge issue on Pearl Street in Eastport -several trailers on one lot - garbage and abandoned vehicles.. etc...over populated buildings during the summer months.

**8. New Business**

None

**9.  Concerns of the Planning Commission**

Kulka distributed the Planning Commission fiscal year 217-2018; April 1, 2017 to March 31, 2018 report - this will be sent on to the board at the end of the month.

**10.  Public Commentary**

Kulka asked for public comment and there was none.

**11 Adjournment - 8:43pm**

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