TORCH LAKE TOWNSHIP

ANTRIM COUNTY, MICHIGAN

Torch Lake Township

Planning Commission Meeting

Community Service Building

Draft Minutes

January 14, 2020

**Present:**  Kulka, Carleton, Stridiron, Shoemaker, Petersen, Jorgensen

**Absent:**  Hawkins

**Others:**    Graber

**Audience:**  8

**Recording Secretary:** J. Petersen

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

Meeting called to order at 7:00 pm by Kulka.

**2. Public Commentary**

Kulka asked for public commentary and there was none

**3. Consideration of Agenda**

Motion by Stridiron to approve the agenda, motion seconded by Shoemaker, Kulka called for further discussion and vote; passing 5/0.

**4. Approval of Minutes**

Petersen made a motion to approve the draft meeting minutes from December 10, 2019, Stridiron seconded the motion, Kulka called for discussion and a vote; passing 5/0.

**5. Special Guest Speaker - Chain of Lakes Water Levels, Mark Stone - Antrim County Drain Commissioner.**

Stridiron introduced Mark Stone - Operator of Dams

Spoke about zoning order implementation regarding watershed management. He outlined a hydrology study that is being conducted and a software model, built on all criteria that will show the effects of different scenarios. It is a useful and complicated piece of expensive engineering that will be used to gather science derived data. The working model software will allow studies for hydrologists to do and build models of the whole terrain and make informed decisions. Stridiron stated his question and goal in having Stone speak was he was looking for a pinpointed area or elevation to remove that ambiguity in the ordinance. Stone suggested if this is to be done, to be prepared to revisit in coming years.

**6. On-Going Reports**

**6A Zoning Administrator’s Report**

Graber distributed an updated *Checklist for December 2019* and TLT 2019 Land Use Permits spreadsheet through Permit #2019-52, Land Division App # LDA2019-3 and ZBA Appeals ZBA 2019-5. Violations, civil infractions, enforcement, court cases, pending court cases, complaints, on-going permit status, and current zoning applications were summarized. Graber outlined appeal set to be heard at the next ZBA Meeting 2-12-20. DNR will be dredging the North end launch - comments can be made at the DNR website forum.

**6B PC Representative on ZBA Report**

Shoemaker summarized last month’s meeting which was held only for administrative purposes.

**6C TLT Board Representative on PC Report**

Petersen summarized the activities of the board

**7.   Correspondence, Meetings, Training, Announcements, etc.: - NONE**

**8. Unfinished Business**

**8A Residential Lighting (Impact on dark sky)**

Graber distributed proposed Section 2.28 LIGHTING with diagram included to the commissioners for consideration as an amendment to the zoning ordinance. The commissioners read and discussed the draft. Kulka suggested adding an exception regarding lighting on American Flags. Jorgensen suggested adding exceptions for holiday lights. Graber will add wording to exempt American flag lighting and holiday lighting. The commissioners deliberated and agreed on the draft with the two additions. Graber asked for commissioners to submit any other comments via email and Graber will included them in the next draft and discussion.

**8B Commercial Outdoor Events**

distributed draft revision of Chapter XII, “C” Commercial Zone, section 12.02 - USES, item #B. 17 “Outdoor Events” ALSO adding to section 12.03 REQUIRED CONDITIONS; item #A “for Special Uses approved by the Planning Commission.” Kulka asked for the commissioners to discuss. The commissioners deliberated, Petersen made a motion to accept this proposed zoning ordinance addition - the motion was seconded by Stridiron - Kulka called for further comment and vote; passing 5/0. A Public Meeting will be scheduled as a next step.

**9. New Business - NONE**

**10. Concerns of the Planning Commission**

**10A. Concerns of the PC Chair**

Kulka announced the resignation of the township planner - Chris Grobbel - and will forward the email and his response to the commissioners.

**10B Concerns of PC Members** Kulka asked the commissioners for any comments or concerns. Shoemaker asked for clarification about where the Planning Commission takes its directives and tasks. Kulka stated in his MTA training he learned that the Planning Commission can decide to take a directive from many sources, the board, the public, the zoning administrator to name a few.

**11. Public Commentary**

Kulka called for public comments and none was given.

**12.**  **Adjournment - 8:32pm**

With nothing further, a motion was made by Petersen to adjourn, the motion was seconded by Shoemaker called for further discussion and vote passing 5/0.