

TORCH LAKE TOWNSHIP

Planning Commission Annual Report

Calendar Year 2016

During 2016 the commission held 10 regular meeting and one special meeting. There were six Public Hearings held on the following issues:

1. Proposed amendments to Sections 2.16 B and 10.02 B regarding allowable structures in the setback areas. A new version 10 of this proposal has been drafted and will be scheduled for action early in 2017.
2. Proposed amendment to Section 23.01 regarding the Ordinary High Water Mark. This amendment to reestablish the OHWM at 580.5 feet will be forwarded to the Board for adoption in January, 2017.
3. Request for special use at the Torch Lake Cafe to permit outdoor food and beverage service. This request was approved by the commission subject to conditions related to lighting, music and hours of operation.
4. Request by A Ga Ming for a major amendment to the approved PUD and site plan for the construction of a new club house. The commission recommended approval of this amendment subject to certain conditions. The Board did approve this amended PUD and site plan.
5. A citizen request for amendment of the Special Uses permitted in the R-1 zone. After considerable discussion and legal advice the commission decided to take no action to amend the current ordinance.
6. A special use request for a parcel on M-88 was heard but the applicant chose not to further pursue the request.

The year was marked by several instances of failures of timely postings of hearings and meetings which slowed the decisional process by necessitating "redos". Working with Josh Vey and Alan Martel these types of issues are not expected to continue.

Commission member attendance was:

Member	Meetings attended	Meetings absent
N. Bretz	8	3
C.Goossen	9	2
M. Jorgensen	9	2
J. King	4*	4
J. Kulka	10	1
M. Schoenherr	9	2
J. Walworth	10	1

* Jim King resigned in September

In 2017 the commission will review and revise the Master Plan as required every five years by the Michigan Planning Act. The review and revision of the zoning ordinance begun three years ago is now complete. Any changes should be limited to “problems” that arise or new issues that are not adequately addressed. With an improving economy an uptick in special use requests may occur. Monthly meetings of the commission have been scheduled to permit the completion of the Master Plan and, it is hoped, to address other zoning issues.