

Torch Lake Township Planning Commission (PC)

Regular Meeting Agenda

Monday, March 25, 2024

7:00 PM

REVISED

Community Services Building, Torch Lake Township, Michigan

Please turn off cell phones.

Public Hearing/Public Comment Rules:

Fill out comment card at the back of the room if you wish to speak. Turn into the secretary.

Each member of the public will be given 3 minutes to address the Planning Commission.

Comments should be directed at the Chair.

Please no clapping or cheering.

1. Call to Order
2. Pledge of Allegiance
3. Consideration of Agenda
4. Conflict of Interest
5. Approval of Meeting Minutes from December 12, 2023
6. Public Comment on Agenda Items other than Public Hearing
7. Correspondence
8. Unfinished Business
9. New Business
 1. PUBLIC HEARING- SUP 2024-01 **POSTPONED**
 2. Conceptual Review SUP 2023-02 The Enclave of Eastport Revised Plans for 33 self storage units at 12190 Barnes Park Rd
10. On-Going Reports
 1. Zoning Administrator's Report
 2. PC Representative to ZBA Report
 3. TLT Board Representative on PC Report

11. Public Comment

12. Concerns of Commission

- A. Chair
- B. Members
- C. Consultant

13. Adjournment

Next Meeting: April 22, 2024

TORCH LAKE TOWNSHIP
ANTRIM COUNTY, MICHIGAN
Torch Lake Township
Community Services Building
Planning Commission Meeting
Approved Minutes (10.10.23)
August 8, 2023

Present: Clarke, Walker, Woodward, Graves, Merchant, Carleton

Absent: Dvorak

Audience: 2

Others: Sara Kopriva TLT Planner / Tim Baise Applicant

Recording Secretary: J. Petersen

1. Call to Order Regular Meeting

Meeting called to order at 7:02 pm by Graves

2. Pledge of Allegiance

The Pledge of Allegiance was recited

3. Consideration of Agenda

Motion by Woodward to accept agenda as presented; seconded by Merchant. Vote: 6 /0 motion carried

4. Conflict of Interest

Carleton, living within 300' of Torchport Airpark, will recuse herself for the public hearing portion of this meeting.

5. Approval of Meeting Minutes from October 10, 2023 and October 23, 2023

M/S to approve meeting minutes from October 10, 2023; 1 typo not corrected (audio unclear – not content changing): Clarke / Woodward; 6/0 motion carried

M/S to approve meeting minutes from October 23, 2023 as presented: Clarke / Merchant; 6/0 motion carried

6. Public Comment

None

7. Correspondence

None

8. Unfinished Business

None

9. New Business

1. Public Hearing – SUP 2023-03 Torchport Airpark 2024 Memorial Day Outdoor Event

7:05pm Carleton recused. Kopriva summarized application stating fireworks are consumer grade and not a part of this application. Applicant (Tim Basie) summarized request – PC Members deliberated the application. Graves asked for public comment regarding the application. Deb Graber, Beechnut Kewadin spoke regarding parcel numbers included in the request and concerns of her HOA having to pay the Special Use Fees for this yearly event. Kopriva clarified parcel number 05-14-325-025-00 was included in the SUP and the Township has no opinion about the HOA billing its residents for the hearings. The Township must hold a public hearing when it is requested as part of a Special Use Permit. Graves called for any further comments from the public and closed the public hearing portion. The Commissioners discussed the Special Use Permit Standards with no members having any comments for standards 1-4. Motion by Clarke to approve SUP 2023-03 Torchport Airpark Memorial Day Outdoor Event May 24th-27th with the condition that Torchpark obtain the outside agency permits required, and its activities are limited to those listed in the application. Motion was seconded by Woodward. Graves called for roll call vote:

Clarke – Yes; Walker – Yes; Woodward – Yes; Graves – Yes; Merchant – Yes. Motion Carried.

Carleton returns at 7:28pm

2. Zoning Ordinance Review – Article 14

The PC discussed the new Ordinance Draft Article 14 with Kopriva

Kopriva will bring entire draft Ordinance for PC review in January or February 2024, then conduct public hearing, then on to county, then board.

3. 2027 PC Meeting Calendar

The PC discussed the 2024 meeting schedule and changed the meeting dates to the fourth Monday of the month beginning Monday, January 28, 2024. It is possible that the January 28th 2024 will be cancelled and a special meeting will be set.

M/S to hold meetings in 2024 on the fourth Monday of the month at 7pm. Merchant / Woodward; 6/0 motion carried

10. On-Going Reports

1. Zoning Administrator's report – Presented on desk and in email – Volker violation is in District court, not Circuit yet.

2. PC Rep to ZBA – Met last month for board reappointment for 2024

3. TLT Board Rep to PC – passed around board updates for road improvements, Barnes Park issue is rested, Merchant read memo from County Planner. Board will be meeting every Wednesday in January for the 2024 budget.

11. Public Comment

Tim Baise – updated the PC that the Torchport Airpark Outdoor Memorial Day Event last year raised over \$30K for 5 local food banks and gave 63 flights to those who have never flown and they helped a wounded Veteran pay for training to fly and he is now flying.

12. Concerns of Commission

A. Chair – Appreciates all the hard work going through the draft Ordinance.

B. Members -

C. Consultant – will prepare a presentation for upcoming Master Plan

D. 12. Adjournment @ 8:46pm

Motion to adjourn: Woodward. Seconded by Clarke; Vote: 6/0 motion carried

project memorandum



Date: 03.21.2024
From: Sara Kopriva, AICP
To: Torch Lake Township Planning Commission
Project: SUP 2023-02 Enclaves of Eastport



Recommended Action: Review and discussion only

As you will recall, last fall the Planning Commission did a conceptual review for the application for a multiple family dwelling complex on these properties. They are now proposing to change direction and do self storage on the property.

A conceptual review is an opportunity for the applicant to provide an overview of the project and the Planning Commission to provide comments. There is no binding agreement made during the meeting and comment are suggestions to the applicant.

Beckett & Raeder, Inc.
535 West William
Suite 101
Ann Arbor, MI 48103

734.663.2622 ph
734.663.6759 fx

Petoskey Office
113 Howard Street
Petoskey, MI 49770

231.347.2523 ph
231.347.2524 fx

Traverse City Office
148 East Front Street
Suite 207
Traverse City, MI 49684

231.933.8400 ph
231.944.1709 fx

Grand Rapids Office
5211 Cascade Road SE
Suite 300
Grand Rapids, MI 49546

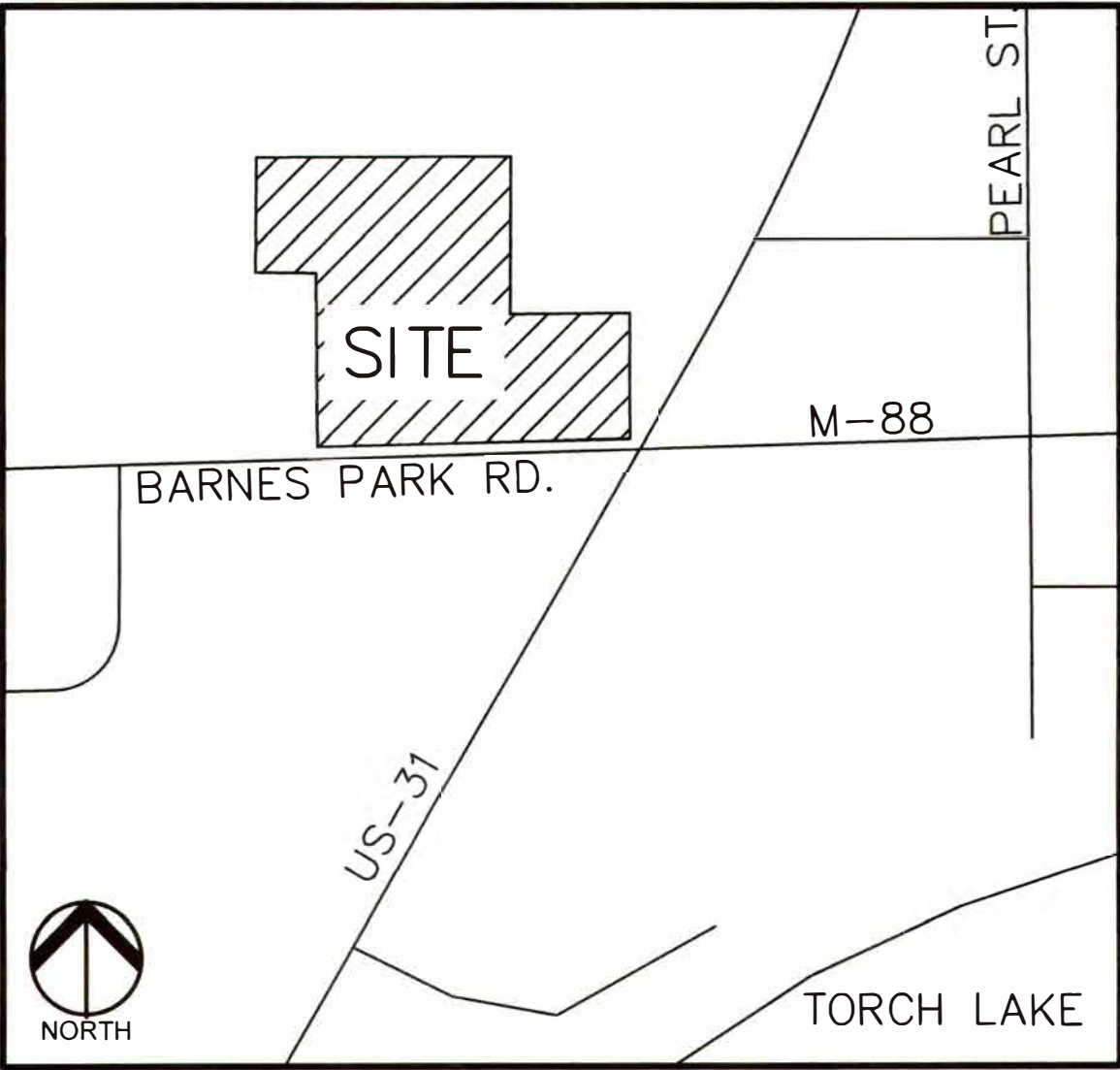
616.585.1295 ph

PRELIMINARY SITE PLANS

THE ENCLAVE AT EASTPORT -
A MIXED USE PROPOSAL

12190 BARNES PARK ROAD
TORCH LAKE TOWNSHIP, ANTRIM COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
P-1	OVERALL AERIAL PLAN
P-2	EXISTING CONDITIONS PLAN
A-0.2	PRELIMINARY SITE PLAN
A-1.1	PRELIMINARY SAMPLE BUILDING ELEVATIONS + <i>PLAN</i>

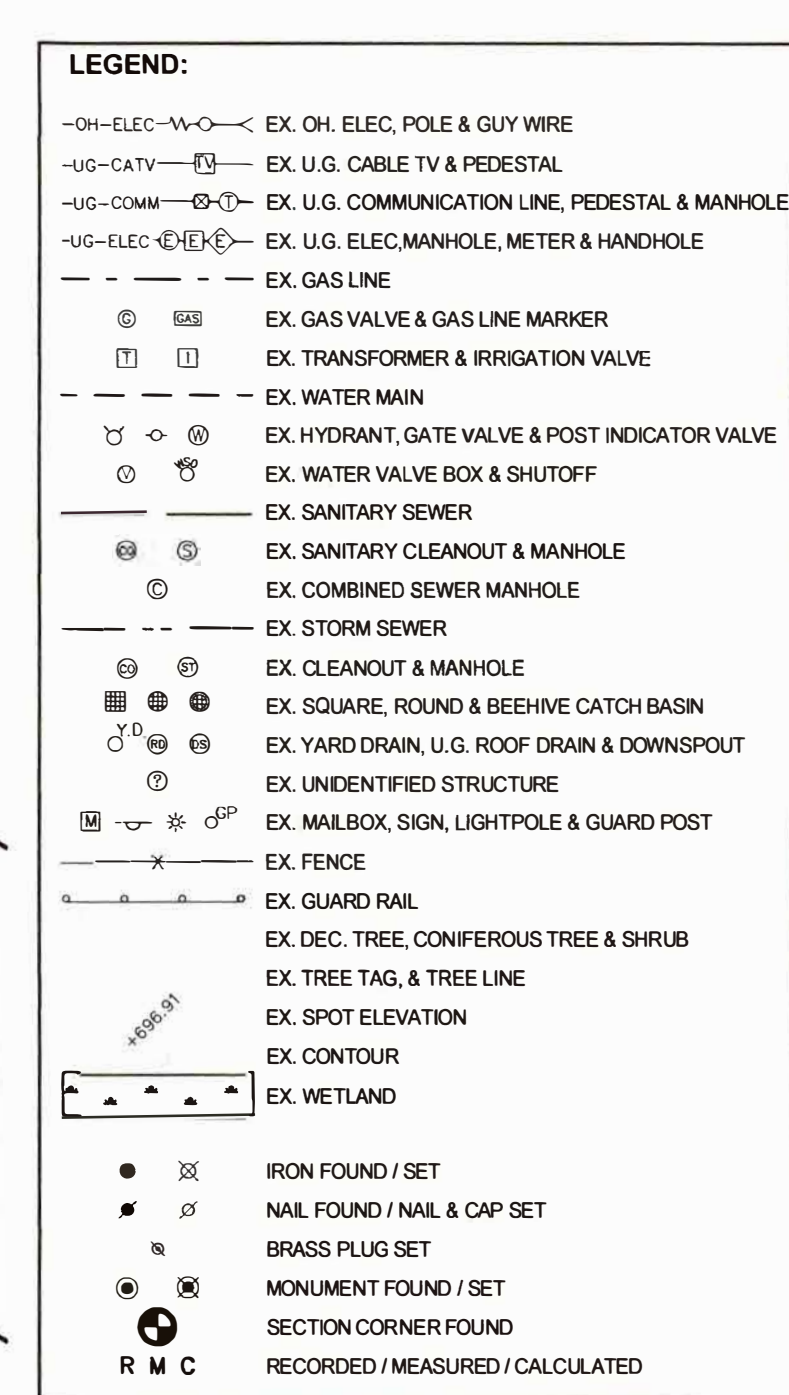
DESIGN TEAM

OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER
MEGGISON HOLDINGS, LLC. 10393 MEGGISON RD. CENTRAL LAKE, MI 49622 CONTACT: MIKE FELLOWS PHONE: 248.755.2158 EMAIL: MLF@MOZARTHOMES.COM	PEA GROUP 1849 POND RUN AUBURN HILLS, MI 48326 CONTACT: STEVEN A. SORENSEN, PE PHONE: 844.813.2949 EMAIL: SSORENSEN@PEAGROUP.COM



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	7/28/2023
	<i>2-19-24</i>

NOT FOR CONSTRUCTION



LEGAL DESCRIPTION:

PARCELS OF LAND SITUATED IN THE TOWNSHIP OF TORCH LAKE, COUNTY OF ANTRIM, STATE OF MICHIGAN DESCRIBED AS FOLLOWS TO-WIT:

DESCRIPTIONS AS FURNISHED

TAX ID PARCEL NO. 05-14-495-016-00
LOTS 1 AND 2, BLOCK 2, PLAT OF "EASTPORT", SECTION 1, T31N-R9W

TAX ID PARCEL NO. 05-14-495-016-80
LOTS 3, 4, 5, 6, 13, 14, 15 AND 16, BLOCK 2, PLAT OF "EASTPORT", SECTION 1, T31N-R9W

TAX ID PARCEL NO. 05-14-495-020-00
LOTS 7, 8, 11 AND 12, BLOCK 2, PLAT OF "EASTPORT", SECTION 1, T31N-R9W

TAX ID PARCEL NO. 05-14-495-023-00
LOTS 9, 10, 11, 12, 13 AND 13, BLOCK 3, PLAT OF "EASTPORT", SECTION 1, T31N-R9W

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

PROJECT TITLE
**THE ENCLAVE AT
EASTPORT - A
MIXED USE
PROPOSAL**
12190 BARNES PARK ROAD
TORCH LAKE TOWNSHIP, MICHIGAN

[illegible]

DRAWING TITLE

**EXISTING
CONDITIONS
PLAN**

P-2

P-2

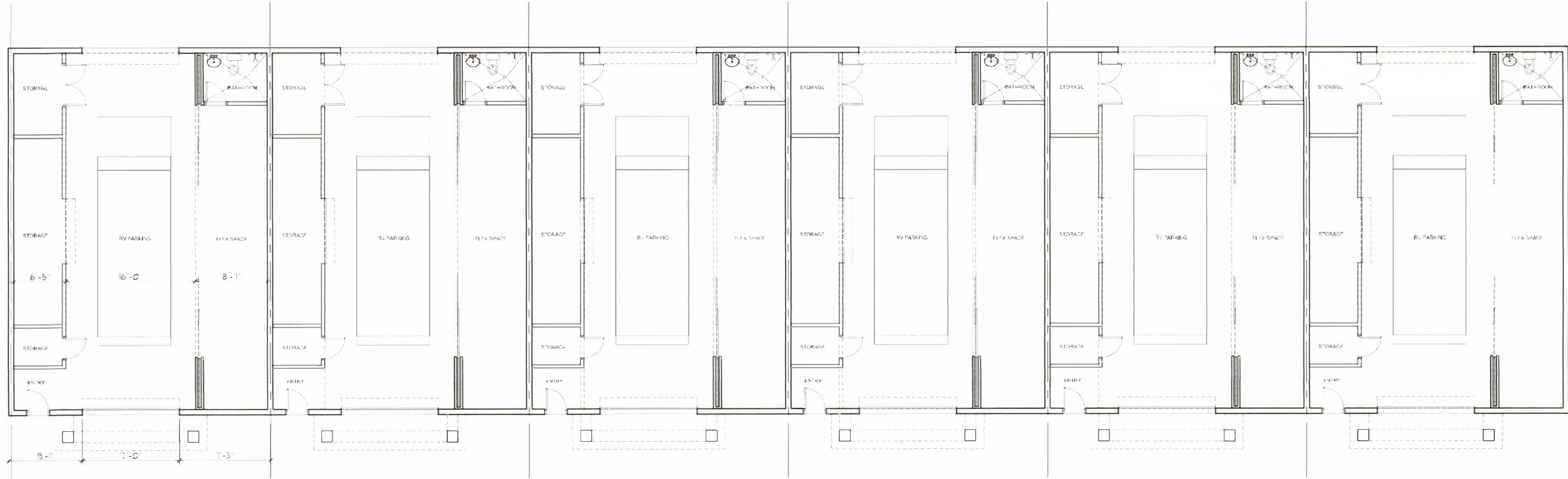
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SHEET TITLE:
ARCHITECTURAL
SITE PLAN

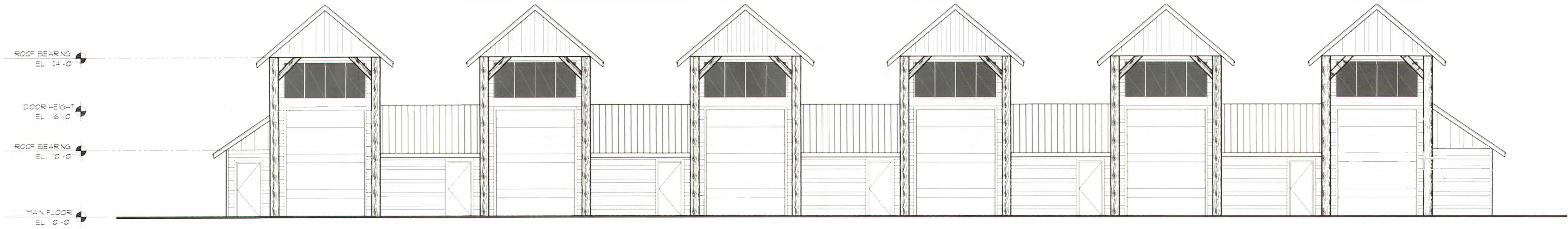
HEET INFORMATION:
NO.:
DATE ISSUED: 01.15.2024
DRAWN BY: AR
VIEWED BY:

eet:

40.2



1 TYPICAL BUILDING PLAN
SCALE: 1/8" = 1'-0"



2 TYPICAL BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

**TORCH LAKE
HOUSING COMPLEX**
12190 BARNES PARK RD.
CENTRAL LAKE, MI 49622

THIS DRAWING AND DESIGN IS THE PROPERTY OF CREATIVE CONCEPTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY NOTED.

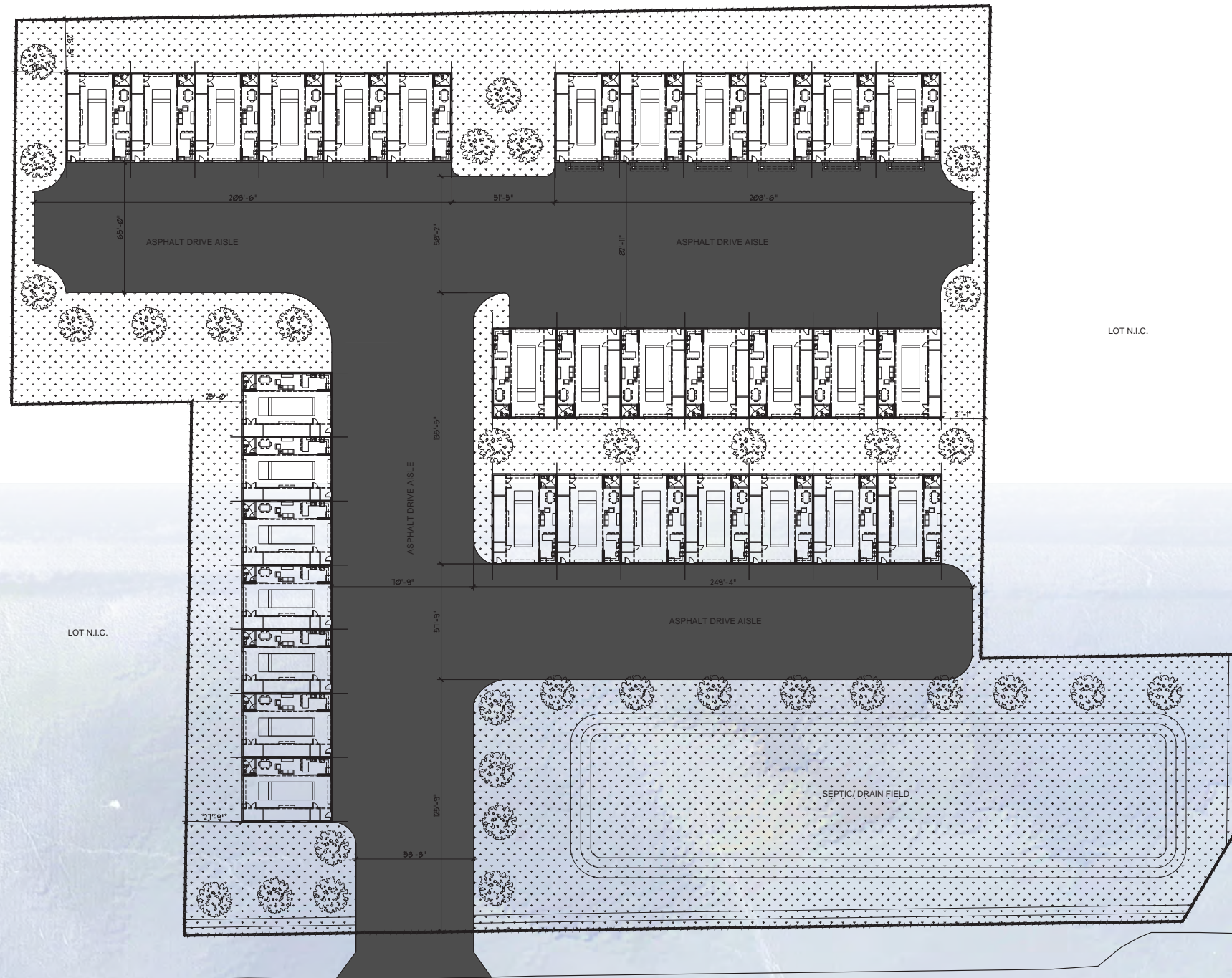
REVISION:	
DATE	DESCRIPTION

SHEET TITLE:
TYP. BUILDING
FLOOR PLANS

SHEET INFORMATION:
JOB NO.:
DATE ISSUED: 01.15.2024
DRAWN BY: AR
REVIEWED BY:

sheet:
A1.1

The ENCLAVE of EASTPORT



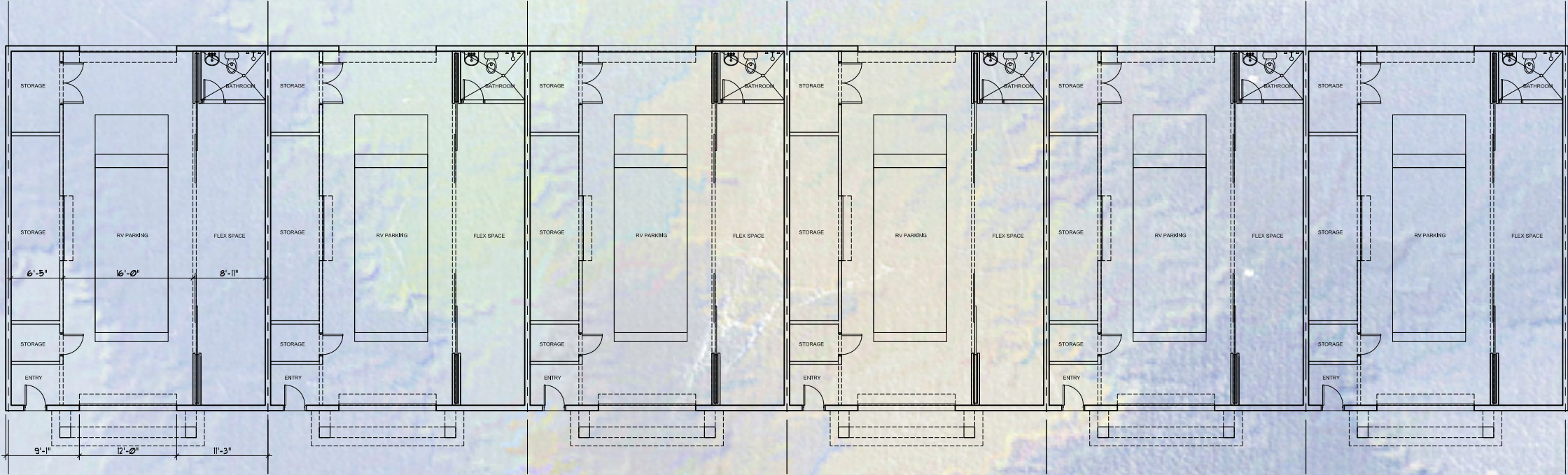
STREET VIEW BEFORE



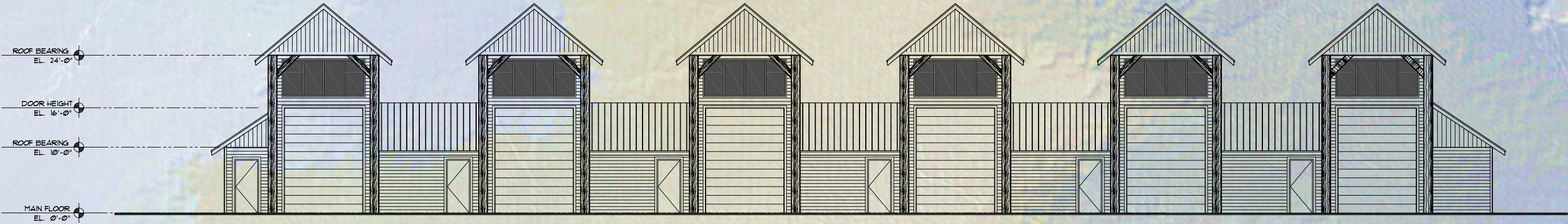
STREET VIEW AFTER



The ENCLAVE of EASTPORT



1 TYPICAL BUILDING PLAN
SCALE : 1/8" = 1'-0"



2 TYPICAL BUILDING ELEVATION
SCALE : 1/8" = 1'-0"



BIRDS EYE VIEW



