TORCH LAKE TOWNSHIP

ANTRIM COUNTY, MICHIGAN

Torch Lake Township

Planning Commission Meeting

Community Service Building

Draft Minutes

June 13, 2017

**Present:**    Goossen, Shoemaker, Bretz, Jorgensen, Kulka, Graber

**Absent:** Petersen

**Others:**    Grobbel

**Audience:**    Spencer

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

    Meeting called to order at 7:05 pm by Kulka

**2.    Consideration of Agenda:**

    Motion by Goossen to approve 6.13.17 agenda, seconded by Shoemaker; passed 6-0.

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

**6.19.17** 7:30pm TLT building:  Presentation about Torch Lake and water clarity presented the Historical Society, specifically Norton Bretz will be a presenter

**6.28.17** 11:00am Milton Township Hall:  Meeting given by two legislators interested in abolishing the short-term rental moratorium imposed by some townships throughout the state.

**6/20/17** DNR Meeting for launch property cancelled

**4.**    **Approval of Minutes of May 6, 2017 Meeting:**

with following changes:

Wording to be changed to: “In order to avoid any violation of the open meetings Act, please do not respond to the Chair’s email unless requested or there is a factual error.” - Kulka

Motion by Goossen to approve; seconded by Bretz, Passed 6-0

**5.    Concerns of the Public other than Agenda Items:**

None

**6.    Unfinished Business**

1. Master Plan Update - Chris Grobbel

Grobbel Reported:

1st- Please reserve some time at next month’s meeting for Chris to present the group with the demographic change data.

-Grobbel distributed spreadsheet “Torch Lake Township Land Cover Change 1997-2017 DRAFT VERSION 1, 6-13-17”

Information is available to show how things have changed since the last Aerial Geological Survey: the numbers are different in some places, however coding issues, labeling differences and 1997 history make comparison difficult.  1566 acres to 161 indicates a 2.8% change since 1997 due in part to added parks and wetlands.  Our township has more commercial property than industrial land uses.  No great changes in commercial / industrial; a slight increase in forest land and fallow agricultural land.  This is a draft version:  Grobbel is reviewing further the data layers which differ due to what roads and such are labeled as since last review.  Grobbel stated that he can't vouch for the 1997 interpretations of the aerial photos.

    -Grobbel collected survey input at the end of the meeting, and encouraged any input and or comments be emailed and submitted to him in the next few days, as he intends to make the survey available online for township residents to take. Which will be facilitated by SurveyMonkey

-Jorgensen suggested a memo be placed on Tax Bills to let residents know that the survey is available.

-Graber suggested a public computer at the township might be made available for the public, Spencer clarified that there is one available and Grobbel suggested the library as well.

**7.    New Business**

A.  TLT and MMA

Kulka- sat in on phone meeting with TLT Lawyer

The Planning Commission has discussed the matter in great detail and will remain available and ready to take any direction the board deems necessary.  The PC has determined to make a recommendation to the board, as the decision-making body, on the issue regarding MMA.  If the options lead the board to wish a discussion, the PC will be available to discuss the pros and cons, understanding that the final decision is the board’s.  The role of the PC is to act under the direction of the board (implementation, research etc.)  and being there is no request from the board there is no need to move ahead or discuss.   \*Unless the Township “opts IN”, there will be a blanket prohibition.

Grobbel stated recent statistics and options; Most townships if opting IN, are allowing a combination of permitting growing, distributing, and store front.  Benzonia and Platte have opted to allow for growing facilities only.  One growing facility in this state produced such that the 3% excise tax grossed the township $225 for that crop alone.   The 3% excise tax applies to every facet from the growing, testing, certification, sales, transport etc.   Option 1 Do nothing.  Option 2 Implement Zoning with any restrictions i.e. growing only or storefront only.  Option 3 Licensing program with fees and all business’ information going to the township.

    B.   Fence Zoning.  Handouts were distributed to open the discussion for the next meeting to address zoning of fences.  Fences do not fall into setbacks because they are permitted on lot lines (property lines).  The group is asked to prepare interpretation in all districts.  Fences represent the right of the public to prevent trespassing.  This matter is to be added to the next agenda.

**8. Concerns of the public**

Bob Spencer - 709 NW TL Drive - acting deputy supervisor with no voting rights in absence of Alan Martel asked for email addresses from the PC

**9. Comments by ZBA and Board Reps**

Bob Spencer - ZBA Meeting tomorrow night at TLT 7pm

**10. Concerns of the Planning Commission**

1. No Zoning admin report
2. Changes in agenda format - presented and distributed by Kulka, who will make changes based on discussion.
3. Please turn in survey comments to Grobbel within 7 days.
4. Confirmation of PC Appointments

        Kulka nominated Deb Graber as PC Secretary; Goossen made motion, Bretz seconded passed 6/0

        Kulka nominated Norton Bretz PC rep to ZBA; Goossen made motion, Graber seconded passed 5/0 with Bretz abstaining.

**11.** With no further business, a motion for adjournment was made by Goossen. Motion was seconded by Bretz and carried 6-0.