TORCH LAKE TOWNSHIP

ANTRIM COUNTY, MICHIGAN

Planning Commission Meeting Minutes

May 13, 2014

Community Service Building

Torch Lake Township

Present: Joseph, Goossen, Walworth, Jorgensen, Juall, King, Bretz

Others: Olsen, Briggs, Grobbel

Audience: Martel

1. Meeting was called to order at 7:32 p.m.

2. **Consideration of Agenda:**

 Walworth added Discussion of Changes and Possible Action Regarding Accessory Building as Item #11 on agenda. Passed 7-0.

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

Walworth has Forest Home Township Approved Master Plan on CD. Also mentioned publication from Tip of the Mitt Watershed Council regarding Eastport Creek.

1. **Approval of Minutes, April 8, 2014:**:

Motion to approve April 8 minutes by Juall, seconded by Goossen; passed 7-0.

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

Grobbel will make contact with Antrim County planners regarding turndown of language on Kennels and Wineries. Will be on Agenda for June meeting.

6. **Discussion of Changes and Possible Action Regarding Retail Agricultural Enterprises:**

Motion by Goossen to approve draft and schedule June 10 public hearing, seconded by Juall, passed 7-0.

7. **Discussion of Changes and Possible Action Regarding Short-term Rental of Residential Properties:**

Short term rentals prohibited in R-1, R-2 and R-3. Fractional owners (e.g. time-shares, condos) are not prohibited, however, owners cannot then rent their share. The language is not intended to regulate time share or other ownership forms. Motion by Juall to approve public hearing for short term rentals, seconded by Joseph, Walworth and Jorgensen opposed, passed 5-2.

8. **Discussion of Changes and Possible Action Regarding Storage and Use of Recreational Vehicles:**

 Grobbel reviewed State of Michigan law defining recreational vehicles;does not include boats or mobile homes. Walworth summarized three areas for further discussion: (1) Length of storage in areas limited in various zones, (2) the use of recreational vehicles in various zones, and (3) their use as temporary housing related to construction.

 9. **Discussion of Changes and Possible Action Regarding Temporary Structures:**

 Grobbel reviewed temporary structures used at construction sites and property destruction or fire. Need definition of temporary structure. Walworth mentioned principle use versus primary use and how structure is related to a principle use.

1. **Concerns of the Public:**

None.

1. **Other Concerns of the Planning Commission:**

None.

12. With no further business, meeting was adjourned by Walworth at 9:21.