TORCH LAKE TOWNSHIP

ANTRIM COUNTY, MICHIGAN

Planning Commission Meeting Minutes, With ChangesAPPROVED 5-0 WITH CHANGES

October 14, 2014

Community Service Building

Torch Lake Township

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

Absent: Juall

Others: Vey, Grobbel, Olsen

Audience: Martel

1. Meeting was called to order at 7:34 p.m.

2. **Consideration of Agenda**:

No changes.

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

None.

4. **Approval of Minutes, September 9, 2014:**

Motion to approve September 9 minutes by Jorgensen, seconded by King, passed with one abstention.

5. **Approval of Minutes, September 15, 2014, Special Meeting for Torch Bay Inn Expansion:**

Joseph asked if fire review had been completed. Vey said that TLT Fire Chief reviewed and that State Fire Code will cover.

Motion to approve September 15 minutes by Jorgensen, seconded by King, passed with two abstentions.

6. **Concerns of the Public other than Agenda items:**

None.

1. **Review and Consideration of Changes to Version 8, Wineries, Microbrewery, etc. as Approved by Board of Trustees and Now With 90 Day Moratorium:**

Grobbel said there are three major changes:

* 1. Allow in Agriculture Zone with conditions. Allow in Commercial and Village Business as Special Use,
	2. Remove Special Use for production from Commercial or Village Business Zones,
	3. Move to General Provisions of Ordinance.
* Joseph asked if it would be cross-referenced to General Provisions. Grobbel said it is in multiple districts.
* Grobbel said it could be Full Use in the Ag Zone with production okay or Special Use in Commercial and Village Business Zone, with elimination of production.
* Goossen commented that there is a lot of effluent in production.
* Walworth was concerned that we allow production in Ag Zone but not in Commercial or Village Business. The problem with effluent would still exist in Ag Zone. Also thinks it is discriminatory to not allow in commercial zone.
* Joseph said that waste management is a concern.
* Grobbel indicated that two acres are needed for on-site water treatment facilities for a brewery. Microbreweries and distilleries have been starting in small buildings then expand. Seem to be in thoroughfares that attract tourists, not necessarily in ag areas.
* Walworth asked Commission if they were comfortable with Cideries, Wineries and Distilleries in the Ag Zone as a Permitted Use versus in the Ag Zone as a Special Use.
* Comment made that it could be in Commercial Zone as Special Use but in Village Business, Jorgensen said it is too small.
* Walworth said that tasting, production and storage for cideries, microbreweries, wineries and distilleries in Ag Zone was okay. However, because of waste production by microbreweries, it would be a problem in Commercial and Village Business zones.
* Grobbel suggested that he rework the changes but deal with cideries, microbreweries, wineries and distilleries as separate sections of the ordinance. This would allow the tasting, production and storage to be zoned as needed for each kind of production and resulting waste.
* Martel said he would ask the Board to extend the moratorium on Version 8, wineries, microbreweries et al. an additional 60 days.

1. **Discussion of Process of Rezoning of Parcels:**

Goossen recused himself.

* + Walworth asked Joseph to summarize request for rezoning of Peterson 31 Restaurant parcel. Joseph said that two parcels had been rezoned as Residential-1, but that remaining lot stayed zoned commercial.
	+ Jorgensen said that lot to north of Peterson 31 parcel, has 92 feet of lake frontage and is for sale as residential.
	+ Question if it could be rezoned. Parcel has two easements. As a commercial property, it is worth two times as much as residential value.
	+ Grobbel suggested talking to landowner first.
	+ Motion by Joseph to begin steps to rezone Peterson 31 lot on Torch Lake to R-1., seconded by Bretz. Joseph, Bretz vote aye; Walworth, King and Jorgensen vote nay. Motion failed. Walworth suggested that Vey contact property owner and indicate that it has been the long-term plan of TLT to have only R-1 along shoreline; would landowner consider rezoning of his parcel?

9. **Concerns of the Public**

 None.

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

It was agreed that notice would be given of a public hearing at the November meeting regarding temporary structures. The Chairman also reminded the commission that election of officers would occur at the November meeting.

11. With no further business, meeting was adjourned by Walworth at 9:54.