TORCH LAKE TOWNSHIP

ANTRIM COUNTY, MICHIGAN

APPROVED Planning Commission Meeting MinutesAS PREPARED 6-0

August 11, 2015

Community Service Building

Torch Lake Township

Present: King, Kulka, Walworth, Jorgensen,

Absent: Goossen, Juall, Bretz

Others: Olsen, Vey, Grobbel

Audience: Martel,

1. **Open Public Hearing**

Public Hearing on revision of text for Commercial Zone.

No public comment.

Public hearing closed at 7:40.

2. Meeting was called to order at 7:41 p.m.

3. **Consideration of Agenda**:

Walworth added 6A, Rezoning of Parcel to Commercial Zone, requested by Russ and Donna Abbott.

Motion to approve agenda by King, seconded by Kulka, passed 4-0

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

Walworth noted ZBA hearing, August 12, 2015, to address an encroachment into setback area on lakefront property.

5. **Approval of Minutes, July 14, 2015:**

Motion to approve July 14 minutes by King, seconded by Kulka, passed 4-0.

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

 None.

6A. **Rezoning of Parcel to Commercial Zone:**

Russ Abbott, owner of Eastport Market, owns Lot 14 north of Market. Lot is 150 feet x 200 feet in Lakeland Subdivision, and an additional 20 acres north of Lot 14, about 50% buildable with some wetlands.

Currently zoned Village Business and Agriculture. Request to be rezoned to Commercial. No specific plan at this time. Walworth suggested Abbott meet with Vey regarding possible uses. Grobbel said to review Commercial Zoning ordinance for guidance and ideas.

7. **Discussion of Possible Changes in the Commercial District Text**:

Reference made to Chapter XII, “C” – Commercial Zone, Section 12.02.

Grobbel summarized changes. King said #9 and #14 are redundant. Strike #14 after moving *education/training* to #9 text.

Walworth cited page 4, Required Conditions “C” and “D”, for food trucks and marinas, respectively. Need to avoid exclusionary zoning. Also do not need to list a use that is not prohibited.

Motion by King to strike “C” and “D” from Commercial District, Section 12.03 – Required Conditions, seconded by Jorgensen, passed 4-0.

Walworth asked Grobbel to bring more input on food trucks to September meeting.

Motion to forward the revised draft amendment to Antrim County for review. Passed unanimously.

1. **Discussion of Need for Additional Commercial District Area:**

Walworth suggested tying Zoning Ordinance text to Master Plan text. Considerations:

* + Anticipate where commercial activity is wanted
	+ Proximity to Eastport
	+ Small commercial enterprises
	+ Master Plan suggests commercial activity be located north of M-88/U.S. 31 intersection.

King said he does not like rezoning without owner’s permission. Grobbel said there needs to be a balance.

In discussion, two members against rezoning without owner request; two members for rezoning without owner request.

9. **Concerns of the Public**:

Martel asked if Township needs to consider a food truck ordinance.

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

None.

 11. With no further business, meeting was adjourned by Walworth at 9:29.