TORCH LAKE TOWNSHIP

ANTRIM COUNTY, MICHIGAN

APPROVED Minutes Planning Commission Meeting 4-0 King abstained

December 8, 2015

Community Service Building

Torch Lake Township

Present: Goossen, Bretz, Kulka, Walworth, Jorgensen, Schoenherr

Others: Olsen, Vey

Audience: Martel

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

2. **Consideration of Agenda**:

None.

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

None.

4. **Approval of Minutes, November 10, 2015:**

Motion to approve November 10 minutes, with changes, by Kulka, seconded by Goossen, passed 5-0.

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

None.

6. **Discussion of County Review of Proposed Rezoning of Parcels 05-14-301-003-10 (Agriculture) and 05-14-650-014-00 (Village Business) to Commercial and Possible Action**

Walworth reviewed letter received from Antrim County stating that there is no conflict with County’s Master Plan.

Motion by Kulka to approve rezoning Parcels 05-14-301-003-10 and 05-14-650-014-00 to Commercial, seconded by Jorgensen, passed 6-0. Recommend to Torch Lake Township Board that parcels be rezoned.

7. **Continued Discussion of Issues Related to Decks, Structures, Etc.:**

Vey reviewed previous discussion of identifying height measurement on a ground level deck and decks in front yard setbacks.

Walworth reiterated keeping setbacks free of structures and asked the question “Do we want a deck to go into a setback?”

Consensus was that a ground level deck would be allowed in a setback, but question of how far.

* Walworth does not want to be in conflict with the building code.
* Vey suggested allowing reasonable, safe access to shoreline.
* Goossen asked about stairways and if there is a specific length that would require a landing.
* Walworth said to try and identify language going into setback.
* Kulka said that a critical element is to identify the width of the walkway.
* Vey mentioned again that “ground level” is not defined.
* Walworth is comfortable allowing structures at ground level into 50 foot setback, with some restriction on width. Height could be measured as average height over length of walkway.
* Walworth suggested revisiting the subject in January. He will meet with Grobbel and Vey in the interim.

8. **Concerns of the Public:**

Martel talked about dune along Lake Michigan, the change in height along its length and what homeowners have had to do.

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

Walworth spoke to TLT Board at their November meeting regarding phragmites along Lake Michigan shoreline in both Michigan and Wisconsin.

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

None.

 11. With no further business, meeting was adjourned by Walworth at 9:23.