TORCH LAKE TOWNSHIP

ANTRIM COUNTY, MICHIGAN

APPROVED Minutes Planning Commission Meeting AS PREPARED 6-0.

November 15, 2016

Community Service Building

Torch Lake Township

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

Others: Olsen, Vey, Grobbel

Audience: Spencer

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

 Meeting called to order at 7:36.

2. **Consideration of Agenda:**

 Motion to change the year in Item #6 from 2015-2016 to 2016-2017, passed 6-0.

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

Walworth summarized the letter from Antrim County Planning Department regarding the amendment to Section 23.01, where they *found no incompatibilities between the Antrim County Master Plan and the Proposed Torch Lake Township Zoning Ordinance amendment to Section 23.01.*

Vey will contact the County for a revised letter after tonight’s Public Hearing.

Walworth reviewed a meeting held with Doug Coates from Gosling Czubak, Martel, and Vey. Gosling Czubak is a sub-contractor to main contractor for the DNR Boat Ramp. Their role is to (1) assess perspective and constraints of public, (2) complete soil boring and other tests. They expect to complete this work in late winter 2017. The DNR will consider the input for a decision and schedule a public hearing. Coates said that in regards to Township Zoning, it would be an uphill battle.

Grobbel asked about the chance of this project going forward. Walworth said it is his understanding that funds were available and needed to be spent, resulting in this feasibility study. To lift the current judicial hold, a new plan would be required.

4. **Approval of Minutes, October 11, 2016 Meeting:**

Motion to approve minutes with removal of duplicate text under Item #3, passed 5-0, Kulka abstained.

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

Spencer said that there was no agenda posted on the Township website for November meeting. He said that the PC re-scheduled a regular meeting which required notification (none given) and the Public Hearing which required notification was properly noticed.

The rescheduled regular meeting required posting 18 hours before at building and website. Spencer said it was not posted on building. Vey said it was. Meeting should not have been held because it was not properly noticed.

6. **Election of Planning Commission Officers for 2016-2017:**

Walworth asked Vey to ask for nominations.

Motion by Jorgensen to nominate Walworth as Chairman of Planning Commission, seconded by Bretz, passed 5-0. Walworth abstained.

Motion by Goossen to nominate Kulka as Vice Chairman of Planning Commission, passed 6-0.

Motion by Goossen to nominate Jorgensen as Secretary of Planning Commission, passed 6-0.

7. **Discussion of County Review of Proposed Amendment to Section 23.01 Definitions – Yards to use 580.5 Feet as the Ordinary High Water Mark (OHWM) and Possible Action to Recommend Approval to the Board of Trustees:**

 The County reviewed proposed change, recommended approval. An updated letter will be obtained before forwarding to TLT Board for final approval.

8. **Discussion of Adding “Building” to Definition of “Structure”:**

TLT Board advised PC that definition of “Structures” does not include “Buildings”

With regards to a previous gazebo appeal, the Zoning Administrator said that it was not permissible. After gazebo was put on wheels, it was not considered a structure. This loophole needs to be closed.

Vey referenced Zoning Ordinance 2.16 B for language for “building” and “structure”.

9. **Discussion and Possible Action on Proposed Amendments to Sections 2.16.B and 19.02.B Regarding Allowed Structures in Front and Rear Set Back Area:**

Consensus was that PC is comfortable with Version 9, dated October 5. It was suggested to add “buildings” or “structures” to Section 2.16.B and 19.02.B.

Version 10 will reflect these changes. This will require a public hearing.

Walworth will talk to Martel about correct procedure.

10. **Schedule of Regular Meetings for December 2016 and January 2017:**

2017 meetings will be scheduled at the January 2017 meeting.

Motion by Goossen to schedule regular meetings for December 13, 2016 and January 10, 2017, seconded by Kulka, passed 6-0.

Walworth said there may be a Special Use Hearing in December.

11. **Concerns of the Public:**

 None.

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

Walworth detailed the Special Use hearing for a parcel on Park Road with two storage units; owner wants to build additional unit(s).

13. With no further business, meeting was adjourned by Walworth at 8:28.