TORCH LAKE TOWNSHIP

ANTRIM COUNTY, MICHIGAN

Torch Lake Township

Planning Commission Meeting

Community Service Building

APPROVED Minutes WITH CORRECTIONS 7-0

July 14, 2020

**Present:**  Kulka, Carleton, Stridiron, Shoemaker, Petersen

**Absent:**  Hawkins, Jorgensen

**Others:**    Graber

**Audience:**  5

**Recording Secretary:** J. Petersen

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

Meeting called to order at 7:06 pm by Kulka.

**2. Public Commentary**

Kulka asked for public commentary and asked anyone who wished to speak to fill out the form.

Tom Joseph, township resident, spoke to the commissioners regarding the “Keep Torch Blue” campaign and the “Don’t Fertilize” yard signs. We are the only township around the lake who doesn’t allow these signs in our ordinance. He wishes to establish wording consistent with the spirit of the ordinance to allow these signs. Keeping the lake healthy and clean is his goal and purpose of coming today. Kulka called for further comment and there was none.

**3. Consideration of Agenda**

Kulka added 8 E Agriculture zone/ mobile homes Motion by Petersen to approve the agenda with this addition, Stridiron seconded the motion, Kulka called for discussion and vote; passing 5/0

**4. Approval of Minutes**

Kulka made the change to add the word “planning” to his comments on item 14A “What every PLANNING commissioner should know.”

motion to approve, Petersen MADE the motion, Carleton seconded, Kulka called for discussion and a vote; passing 5/0

**5. On-Going Reports**

**5A Report from the Zoning Administrator**

Graber distributed an updated *Checklist for June 2020* and TLT 2020 Land Use Permits spreadsheet through Permit #2020-29, and ZBA Appeals ZBA 2020-3. on-going permit status, and current zoning applications were summarized as well. Petersen 31 has new owners, Airport has new owners.

**5B PC Representative on ZBA Report**

Shoemaker summarized the last ZBA meeting regarding rock walls not being considered structures.

**5C TLT Board Representative on PC Report**

Petersen reported the board has hired a day park attendant. Also a new member to our EMS was hired. He updated the PC on recent board activities.

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

Kulka reinded the commissioners about online training through the MTA

Graber is taking a webinar regarding shoreline issues

**7. Unfinished Business**

**8. New BusinessD**

 **8A**  **Request for Proposal - Planning Consultant**

Kulka’S CONCERNS WERE REGARDING THE PUBLIC’S USE OF THE PLANNER AND THE COST THAT COMES WITH IT.. He distributed a *Request for Proposals Planning and Zoning Services.* Kulka asked for member comment. The members discussed the role of the planner and the township committees. Kulka made a motion to accept and proceed with the “Request for Proposals Planning and Zoning Services.” Motion seconded by Petersen, Kulka called for further comment and vote passing 5/0.

 **8B ZBA Review of Chapter 24 - Interpretation April 11, 2001 and Chapter 4.02 C Nonconforming Structures**

Shoemaker summarized the prior variance request heard by the ZBA and the need to amend the ordinance. Shoemaker proposed eliminating interpretation. Graber suggested rescinding the interpretation with the date of rescinding. Shoemaker clarified that the original ordinance is how they would like to see it, not with the interpretation and the ZBA would like to see it removed. Kulka called for the commissioners to discuss. SHOEMAKER STATED WHERE THE ZBA STOOD ON THE MATTER AND POINTED OUT THE CONFLICT AND THE ZBA’S RECOMMENDATIONS. Cook (ZBA member) clarified to the commissioners that the ZBA has rescinded the interpretation and NO ACTION WAS TO BE TAKEN BY THE PC. . He clarified the ZBA wants the ordinance to be rid of the interpretation either by rescinding or deletion. PC members were informed that the ZBA will rescind the April 11, 2001 interpretation effective 7.14.20 due to its contradiction of 4.02C

**8C Review Chapter 3A Signs**

Kulka told commissioners no decision will be made tonight, but do they wish to place it on the agenda for next month. Tom Joseph spoke again regarding his campaign for a change to the signage ordinance. Commissioners discussed the need for a new accommodation to the ordinance to allow. Tom Joseph distributed a “draft” of possible wording.

Randy Asmus of 10955 Barnes Road spoke about the definite need for zoning to address yard signs. Graber distributed a hand out outlining her questions and concerns and what she would like to see in the ordinance. Kulka made motion to place on next month’s agenda, seconded by Petersen, Kulka called for further discussion and vote passing 5/0.

 **8D Special Uses Review**

Graber spoke about two special uses. The short term rental in Torch Village (Jenkins)- need letter sent that they’ve been approved because their driveway has been completed. John E Green submitted their landscape plan. Graber suggested additional landscape.

 **8E Agricultural Zone / Mobile Homes Chapter 2 and Chapter 6**

Petersen summarized the origination of the committee formed and proposed modifications established to Chapter 2 and 6 as it pertains to farm labor. Drafts with proposed changes in RED were distributed. One additional change will need to be made to keep wording consistent - Chapter 2, section 2.04 item J remove “seasonal workers” and replace with “farm workers” and remove “temporary” from farm workers. Petersen answered questions of the commissioners and the commissioners discussed the draft. Graber distributed a memo regarding defining Tenant House. The commissioners read the document and discussed the need to define “Tenant House” as it pertains to Chapter 2, section 2.04 item I. Petersen proposed Tenant Housing be defined as “a single-family residential dwelling which is leased by a private farming entity for farm labor for the purpose of providing housing where agricultural labor is in demand.” Kulka stated he wants to hold a special meeting next week to discuss this further and signs as well. Special meeting is scheduled Monday July 20, 7pm.

**9. Concerns of the Planning Commission**

**9A. Concerns of the PC Chair**

Kulka stated he had none

**9B Concerns of PC Members** Kulka asked the commissioners for any comments or concerns. None were offered.

**10. Public Commentary**

Kulka called for public comments

Tom Joseph thanked the PC for their time and looks forward to the special meeting on Monday.

**11.**  **Adjournment - 8:41pm**

With nothing further, a motion was made by Kulka to adjourn, the motion was seconded by Petersen ; Kulka called for further discussion and vote passing 5/0.