**TORCH LAKE TOWNSHIP**

**APPROVED AT October 12. 2021 MEETING WITH CHANGES PLANNING COMMISSION SPECIAL MEETING**

**September 23, 2021**

**Community Services Building**

**Members Present:** B. Stridiron, J. Merchant, C. Shoemaker, J. Kulka, L. Carleton, B. Budros

ABSENT: L. CARLETON RECUISED SELF, B. HAWKINS (EXCUSED)

**Others:** S. Kopriva

**Recording Secretary:** Veronica Beitner

**Audience: 11**

1. Call to order at 7:01 pm by B. Stridiron

2. Pledge of Allegiance by all

3. Consideration of Agenda – S. Kopriva speaks to Chapter 20 which is part of the Zoning rewrite that is ongoing. Suggests holding until recommendations come forward. B. Stridiron states committee will move forward. (M/S) J. Kulka/C. Shoemaker motion to approve as presented. Passed 6-0.

4. Public Commentary – S. McCausland, US 31, Eastport Market speaks to Dollar General intent to develop location in the area and the Zoning process. H. Willard, San Marino Trail, as a relatively new resident speaks to Township and Committee’s care and consideration of the area is commendable. Secondly, as a frequent shopper of the Eastport Market, he feels business’ such as this and farm stands add value to area.

5. Correspondence – (see emails given to me) Karla and Thomas Richey, 6683 N 31 expresses concern regarding Dollar Store, Sean Boyer,

6. Conflict of Interest – No conflict of interests

7. Purpose of Special Meeting

A. Village Business/Commercial Zoning District Discussion

Purpose to review in detail as it applies to current conditions that exist. Process reviewed by Chairperson B. Stridiron. S. Kopriva reviewed recent moratorium passed by the Township Board regarding any permits and review of site plans for properties zoned commercial and village business. As a result, the Committee needs to review current guidelines at the request of the Township Board. There is a time constraint to consider. Three options presented by S. Kopriva which are: Review size requirements, Require additional landscaping, buffering, parking requirements or a combination of both size changes and additional requirements. Discussion ensued with clarifications regarding site plan review being offered by S. Kopriva. As a point of reference, square footage of Eastport Market and Meijer’s stated. Review of Zoning Map provided with clarifications addressed. Neighboring townships concern and changes **of similar** reviewed by S. Kopriva. Process of site plan review detailed with clarification of final determination being held by the Planning Commission and ensuring that the Zoning Ordinance requirements are being met. Additional discussion ensued with professional impression of areas of concern being requested of S. Kopriva, Zoning Administrator/Consultant by Committee. Chairperson B. Stridiron asks for each member comments. B. Budros spoke to size of lot. L. Carleton spoke to liking the idea of smaller stores with necessity of special use permits for anything larger. Spoke to need of landscaping and ensuring that any new business maintain look and aesthetics of Township. J. Kulka spoke to need to consider size and design style of buildings. Need to establish a standard that can applied. C. Shoemaker add that he likes the idea of impervious landscaping that will add to the Community. J. Merchant offers no additional comments. B. Stridiron asks S. Kopriva to come back to the Commission to come back with some language and suggestions to bring back to another Special meeting in two weeks’ time.

B. Ordinary High Water Mark Definition – Discussed at last week’s meeting. (M/S) B. Stridiron/C. Shoemaker Motion to Resolve to set a High Water Mark. No discussion. Passed 5-0.

C. Chapter 20- Zoning Board of Appeals – S. Kopriva provided an overview…Section 20.09D reviewed with specific attention to item 4 in regards to lot lines. Purpose of review of Chapter 20 discussed which will ensure all aspects are in accordance to State Law and succinct. L. Carleton feels the process of review is good and appreciates the opportunity to review with S. Kopriva, Zoning Administrator. J. Kulka feels the current draft should be accepted. J. Merchant asks how close the Steering Committee is to working on Chapter 20. Timeline reviewed by S. Kopriva with anticipation to be brought back to Committee in Spring of 2022. C. Shoemaker speaks to S. Langworthy also adding assistance to review. (M/S) B. Stridiron/J. Kulka motion to approve changes to Chapter 20 as presented tonight. Discussion ensued. BB. Yes, LC yes, BS yes, JK yes, CS yes, JM no. Passed 5-1. (M/S) B. Stridiron/C. Shoemaker moves to have a Public Hearing to review Chapter 20. J. Merchant asks for clarification of process. Passed 6-0.

8. (M/S) B. Stridiron/C. Shoemaker motion to adjourn at 8:12 pm. Passed 6-0.