

**PLANNING COMMISSION
FOREST HOME TOWNSHIP
MEETING MINUTES
JULY 5, 2023 @ 7:00 PM**

Members present: Paul Trumble, Doug Dewey, Linda Cran, Scott Steiner and Tom Sheneman.
Absent: None.
Also, present W. Turner Booth, Barb Carton, Ann Schwandt, Max Schwandt, John Carton and Stephen Barnard.

The Chairman called the meeting to order at 7:00 PM.

The Pledge of Allegiance to the U.S. flag.

The Chairman addressed the members and public informing all that the regular meeting will start directly upon closure of the continued Public Hearing on the Special Land Use Permit Application made by W. Turner Booth & Autumn Berden for address 5812 S. East Torch Lake Drive, formerly known as Windward Shores.

Public Hearing Called to order at 7:02 p.m. by the Chair.

The Chair requested that the Zoning Administrator update the commission on the Booth - Special Land Use Application.

- Supplement to Site Plan per Section 1803 with Exhibits A,B,C,D,E,F, and G
- Legal counsel Barry Cole: Review of Supplement to Site Plan per Section 1803 dated June 29, 2023.
- Section 1505 Condominium Regulations

Motel – Bill Hayden 5812 SE Torch Lake Drive

Permits have expired for the six Room Motel with a second story addition over the motel units, which was to be used by the family.

W. Turner Booth addressed the commission on Supplement to Special Use and Site Plan

Initial plan was to finish construction and remodel to include a “SPA” area. He spoke of his supplement to his Site Plan in response to Section 1803 of the Zoning Ordinance.

Plan proposed is to convert the property to a residential condominium and eliminate the commercial use. The as-converted property would include seven (7) total units and would reduce the number of bedrooms and bathrooms.

Discussion followed.

The Chair requested that W. Booth Special Land Use application be set aside for a period of one month to provide the members with time to review the information provided by legal counsel, applicants supplement to his Site Plan and Section 1505 Condominium Regulations.

The Chair closed the Public Hearing at 7:11 p.m.

The Chair called the regular scheduled meeting to order at 7:12 p.m.

AGENDA:

Moved by Steiner, and seconded by Cran, that the commission approve the agenda as presented. Motion carried – all present voting yes.

PUBLIC COMMENT:

The Chairman requested public comment. The following addressed the commission: Barb Carton, Ann Schwandt, and Max Schwandt. Public comment closed at 7:21 p.m.

ZONING ADMINISTRATOR – STEPHEN BARNARD Update:

Road Easement Questions:

Vehicles, boats, and parking, etc.

James Wikman – 6032 SE Torch Lake Drive- Letter:

It appears that the problem may be resolved with acknowledgment by the township, the commission minutes and the response from Barry Cole on behalf of the Township and Planning Commission. In addition, James stated that he plans to address the fence issue with his new neighbor. Discussion followed.

Torch Lake Cellars: Teri Berg:

Food Truck Use – No answer as of this date.

Quest House Questions:

Primary dwelling to be built first. Discussion followed.

House Ordinance Update:

Discussion followed.

MINUTES:

Moved by Steiner, and seconded by Sheneman, that the commission approve the meeting minutes of June 7, 2023 as presented. Motion carried as follows: Yes – Trumble, Dewey, Cran, Sheneman, Steiner; No – None; Absent – None.

OLD BUSINESS:

Short-term Rentals:

Sheneman addressed the following:

- Monitoring
- Compliance

Cran offered a copy of the Milton Township Vacation Rental Ordinance for the members to review. Discussion followed.

The members and many others want to hear from the FHT Board.

- Their opinion on Short-Term Rentals and direction the commission should take going forward.
- Continue research due to the need for a Short-Term Rental Program and Ordinance.
- Stop research no need for a FHT Short-Term Rental Ordinance or program.

Discussion followed.

Zoning Ordinance Amendments:

Continue to add to list.

Orchard Hill Road - County EMS Tower:

Continue to work with County and Attorneys.

NEW BUSINESS:

There were none.

PUBLIC COMMENT:

The Chair requested public comment at 8:14 p.m. The following addressed the commission: Barb Carton and Ann Schwandt provided a handout to members on the history of Windward Shores. Public comment closed at 8:19 p.m.

The meeting adjourned at 8:20 p.m.

Chair, Paul Trumble

Secretary, Linda Cran