

**PLANNING COMMISSION  
FOREST HOME TOWNSHIP  
MEETING MINUTES  
OCTOBER 4, 2023 @ 7:00 PM**

Members present: Paul Trumble, Doug Dewey, Linda Cran, Scott Steiner and Tom Sheneman.  
Absent. None.  
Also, present Stephen Barnard, Ann Schwandt, Max Schwandt, Barb Carton, W. Turner Booth, Doug Bedell, Linda Offenbecker, Molly Norland, Ken Norland, John Carton, Janis Priebe, Mary Manville, Janet Koch, and David Martin.

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

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

The Chairman requested Public Comment at 7:01 p.m. There was no public comment. Public Comment closed at 7:01 p.m.

The Chairman called the "PUBLIC HEARING" open at 7:02 p.m.

**PUBLIC HEARING:**

Antrim County Emergency Services 911 Communications Tower: In accordance with Article 16, Section 1654, Telecommunications Towers and Facilities, property identification No. 05-07-214-011-00. 2520 Vandermark Road, Bellaire MI 49615

The Chair turned the hearing over to the FHT Zoning Administrator, Steve Barnard. Reporting that he had received two (2) letters of support.

- Haggard's Plumbing & Heating
- Brad and Amanda Kik

The Zoning Administrator addressed concerns as follows:

- Lighting – minimum but will meet FAA standards.
- Snow plowing extended past the proposed tower to Glacial Hills Pathway and Natural Area parking lot on Vandermark Road.

Public concerns: Ken Noland, Molly Noland, and Doug Bedell each addressed bright, flashing lights and site location is disappointing for them to look out their window to see a large tower.

The Chairman closed the Public Hearing at 7:20 p.m.

The Chairman re-opened the regular Commission meeting at 7:21 p.m.

Planning Commission Finding and Facts:

1. The Zoning Ordinance Standards Applicable to the Application as presented: Yes, met.
2. Statement of Findings of Fact by the Commission: Yes, met.
3. Compliance with the standards and conclusions of the Commission: Yes, satisfied.
4. Conditions if any: Buffer with trees planted at the base of the fence to improve visual concerns.

The 200-foot Emergency Services 911 Tower is engineered to withstand 85 mile per hour winds and if were to collapse will collapse inside the 100-foot radius as required.

Moved by Sheneman, and seconded by Steiner, that the Special Land Use ~~Permit~~ Application for the construction of the *Antrim County Emergency Services 911 Communications Tower: In accordance with Article 16, Section 1654, Telecommunications Towers and Facilities, property identification No. 05-07-214-011-00, 2520 Vandermark Road, Bellaire MI 49615* be **APPROVED** and that the County plant trees along the base of the fencing to provide a buffer on the north and east side. Roll call vote: Yes – Trumble, Dewey, Steiner, Cran, Sheneman; No – None; Absent – None. **Correction 11/1/2023**

Moved by Steiner, and seconded by Sheneman that Antrim County be granted a period of two (2) years to plant trees and that the County submit a draft of their buffer plan for the north and the east side of the fencing within the next six (6) months. Motion carried – all present voting yes.

Zoning Administrator, Steven Barnard – Apologized to the neighboring landowners directly that the 911 Emergency Services Tower would effect and create an impact of their views.

The Chairman closed the regular meeting at 7:36 p.m. to continue the Public Hearing for the Special Land Use ~~Permit~~ Application for W. Turner Booth & Autumn Berden for address 5812 S. East Torch Lake Drive, Windward Torch Condominiums, formerly known as Windward Shores.

**Correction 11/1/2023**

**PUBLIC HEARING – continued at 7:36 p.m.**

Special Land Use ~~Permit~~ Application made by W. Turner Booth & Autumn Berden for address 5812 S. East Torch Lake Drive, Windward Torch Condominiums, formerly known as Windward Shores – Seven (7) Unit Condominium with the site plan reviewed at the September meeting but additional information was requested.

**Correction 11/1/2023**

The Chair turned the hearing over to the FHT Zoning Administrator, Steve Barnard.

- Windward Torch Condominium – Seven (7) Unit Master Deed easement for Sunset Trail a private road. A maintenance agreement by property owners be recorded with the Register of Deeds.
- Article 7 – satisfied
- Article 15 Section 1505 – satisfied
- 1802 – Site plan and land use each approved
- North side septic design
- All outstanding issues covered and submitted by applicant.
- When the site was under the ownership, of Mr. Hayden he directed his contractor Ken VanHouten to rebuild the garage and save the foundation. This building should not have had plumbing or electricity. Conversion project terminates permits and any grandfather clauses no longer apply.

The Chairman closed the Public Hearing and re-opened the regular commission meeting at 7:55 p.m.

Moved by Cran, and seconded by Dewey that the Special Land Use ~~Permit~~ Application made by W. Turner Booth & Autumn Berden for the address 5812 S. East Torch Lake Drive, Windward Torch Condominium Site Plan formerly known as Windward Shores be **APPROVED** having met the township standards and with the condition pending the approval of permits from the Health Department. Roll call vote: Yes – Steiner, Dewey, Cran, Sheneman, Trumble; No – None; Absent – None.

**Correction 11/1/2023**

**AGENDA:**

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

**PUBLIC COMMENT:**

The Chairman requested public comment at 7:56 p.m. Barb Carton and Janis Priebe each addressed the Commission. Public Comment closed at 8:12 p.m.

**ZONING ADMINISTRATOR – STEPHEN BARNARD Update:**

Renewable Energy/Clean Energy all state controlled.

Community Solar requires 500 acres.

Dewitt Marine follow-up:

Letter proposing extensive plan to work on site.

Schwab-Hansen-Yenson:

Infraction issued at 9129 Clam Lake Road for having four (4) docks on one (1) parcel.

Standards require one (1) dock per parcel.

**MINUTES:**

Moved by Sheneman, and seconded by Cran, that the commission approve the meeting minutes of September 6, 2023 as corrected. Motion carried – All present voting yes.

**OLD BUSINESS:**

Barry Cole, legal counsel continues to research septic tanks near ~~fields~~ lakes and streams.

Dewey stated that he is concerned that Short-term Rentals are putting a strain on ~~wells~~ septic tanks, along our lakes and streams. **Correction 11/1/2023**

- Sample Ordinance - Milton Township
- Torch Lake Township has an Ordinance
- Central lake has no ordinance.

**NEW BUSINESS:**

- Sheneman suggested that the Township consider taking an inventory of waterfront greenbelt plans.

**Zoning Ordinance Amendments:**

Continue gathering information for list to work on this fall.

**PUBLIC COMMENT:**

The Chair requested public comment at 8:34 p.m. Barb Carton addressed the commission. Public comment closed at 8:35 p.m.

The meeting adjourned at 8:36 p.m.

*Paul Trumble*

*Linda Cran*

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Chair, Paul Trumble

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Secretary, Linda Cran