

Milton Township
Planning Commission
Approved Meeting Minutes
December 9, 2008

Members present: Chairman Stilson, Cole, Hefferan, Luckett, Merillat and McKimmy

Also present: Wenzapfel.

Members absent: None

Stilson called the meeting to order at 7 pm.

Approval of meeting minutes dated October 14, 2008:

Correct misspelled "Lhurs" to "Luhrs" on page 4.

Motion by Hefferan to approve the minutes as amended. Seconded by McKimmy. Motion carried.

Announcements:

Stilson relayed upcoming continuing education meetings. Weinzapfel discussed the procedure for the appointment of a new commission member.

Agenda Approval:

Motion by Luckett to approve the agenda as presented. Seconded by Cole. Motion carried.

Wind Energy Subcommittee Report:

As presented by Merillat.

Merillat went to a meeting in Traverse City and described the wind turbines for commercial use. Merillat said the height requirement we have is far too short for commercial use. Cole asked if the areas we are proposing are on ridges makes a difference to the height? Also, is the lakeshore not good for wind currents? Yes. It should be about a mile inland. Luckett asked about the height of the tower and setbacks. Merillat said the subcommittee is looking at these issues. Cole said he is leery to go up to 400 feet, despite the fact that this is what commercial interests want. He feels this would set a dangerous precedent for other tower systems. McKimmy said the ordinance should focus on private use, not commercial use. Next meeting date is January 6th at 5:15pm.

Home Business Subcommittee Report:

As given by Cole

Cole said there was quite a bit of consolidating done of the proposed ordinance at the last meeting. Nothing was pending. Luckett said there are two camps. One saying it is not necessary at all, and another saying home businesses should be allowed in accessory structures in R1 and/or Ag zones. The subcommittee will circulate the current draft (draft 15) for comments.

Ordinance Review Subcommittee Report:

At this point, McKimmy, Weinzapfel and Cole will review the materials and determine the way forward. Cole suggested bringing Merillat in now to work on all of the unaddressed items. Luckett suggested possibly waiting for the new member. She also suggested placing a dedication to Geddes in the final document. The commission members wholeheartedly agreed. Cole said he would feel more comfortable with Merillat, rather than trying to bring a new person up to speed on a vast body of work. The Subcommittee will meet December 17th , at 9 am.

Non Conforming Lots Subcommittee Report:

Merillat, Cole and Weinzapfel will meet and look at the current language before possibly taking on a new subcommittee member. The Subcommittee will meet January 6th at 4 pm.

By-Laws Subcommittee Report:

Stilson circulated language that he would like the commission to review. Weinzapfel suggested items regarding the Secretary and his/her duties.

Signs Subcommittee Report:

Luckett said she thinks the ordinance has become too complicated and is considering starting over. The Subcommittee will meet December 18th at 9 am.

Weinzapfel discussed new attendance reporting procedures beginning January 1, 2009.

Meeting adjourned by order of the chair at 8 pm.

Respectfully submitted,

Joseph Merillat
Secretary