

Milton Township
Planning Commission
Approved Meeting Minutes
February 12, 2008

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

Also present: Six audience members

The chair called the meeting to order at 7 pm.

Approval of January 8th meeting minutes:

Delete second "Stilson" from members present.

Pg 2: add "draft Water Bodies Overlay District and Steep Slopes Ordinance"

Motion by Geddes, seconded by Luckett to approve the minutes as corrected. Motion carried.

Meetings and announcements:

Boat spaces 08-01 was approved by the Township Board.

Antrim County Planning Commission voted in favor of supporting the Milton Planning Commission in denying the Lakeland 21 rezoning request. Irelan withdrew the request at the last township board meeting.

Meeting March 19th to prepare for the new Michigan Economy: Smart Growth and Michigan Strategic Growth.

Meeting March 20th in Traverse City at Holiday Inn Workshop helping communities protect water resources.

Agenda Approval:

Dennis Irelan would like to be added to the agenda.

Motion by McKimmy, seconded by Geddes to approve the agenda as amended. Motion carried.

Wolverine Power Substation Subcommittee Report (Ordinance Subcommittee)

As given by Geddes

Geddes gave the subcommittee report. The substation currently serves approximately 1500 customers. Is on O'Dell Road. Parcel is 1.62 acres in size. A special use permit is required for a change to the substations structure. They are proposing building a new substation three times in size and then take down the existing equipment. The new station would be back off the road. Wolverine has found that usage has exceeded the station capacity in the last few years. This meets setbacks. There will be fencing. Trees and natural vegetation will screen the site. It will be constructed in such a fashion to preclude environmental damage. There will be a new control house built on the site. The subcommittee went through the site plan review process and the special use permit process. There were no issues at the subcommittee meeting. A new piece of information: Wolverine is requesting to construct a taller antenna pole on the site. As it was

presented in January, subject to hearing more about the antenna pole, the subcommittee was in favor of proceeding with the public hearing for next month. Geddes also explained Essential Services and read from the ordinance.

Ron Sneller of Wolverine Power gave a presentation. The new element of the project is a 65-foot tall pole with an antenna outside of the substation fence. It is a communication antenna. It is called Distribution Automation Systems. It will allow them to monitor the station remotely. It is new technology. Wolverine would be happy to discuss the matter further with the subcommittee if the board feels it does not have enough information about the communication antenna. Sneller presented an updated rendering and site plan showing the pole. Overall height of the pole is about 58 feet after it's been buried in the ground. It will have an additional 3-foot antenna. The pole is about 20 feet outside the substation fence.

Cole said he does not feel that the addition of the new pole changes the subcommittee's position. Hefferan asked if this pole was really an essential service. Cole said it is open to interpretation, but he can see the need and the relevance for it. McKimmy asked if there would be lightening protection for the pole. Wolverine was unsure. The voltage to the pole is about 2 watts. Cole said if the pole could go in the fence that would prevent that problem. Merillat asked if there would be any anti climbing device on this pole. It is wood and special equipment is needed to climb it. Luckett asked about the timeline. Wolverine said it would be done within one year.

Keith Termaat asked if this substation services north of O'Dell. Yes. The poles in the photo, how tall are those? Sneller estimated 40 feet above ground. The new poles are about 50 feet above grade? Yes. Height is a concern. Could the new antenna be moved to the back of the property, further from the road? No because of the distance between the antenna and the station. These poles don't have any lights? Yes. Will I have fewer power outages? Yes.

Motion by Geddes that the Planning Commission accept the Wolverine Power Subcommittee report dated January 23, 2008 regarding the special use permit request for replacement of the existing electrical substation located on O'Dell road (Parcel No. 05-12-526-007-10) with a larger transformer and related equipment as detailed in the January 22, 2008 proposal from Mr. Ron L. Sneller of Wolverine Power Cooperative, as now amended this evening to include a 58 foot high single on site pole with a 3 foot dedicated communications antenna, and proceed to schedule a public hearing during the March 11 Planning Commission meeting.

Seconded by Cole. Motion carried.

Dennis Irelan said he came to discuss the January Township Board meeting. At that meeting township attorney Derman said this is the same thing that Elk Rapids Township went through when the storage barns were built on Herman Road. Elk Rapids Township changed the language in the Manufacturing Zone to allow the use. Weinzapfel said to do this, we would have to amend the ordinance and then Irelan would have to apply for a special use permit. Cole and Geddes discussed possible zoning options. Stilson said at the last meeting, the Planning Commission said

that the Ordinance Review Subcommittee would look at the existing Manufacturing Zone. Has anything been done on this? Geddes said they are currently looking at the Commercial Zone language. Stilson told Irelan that the subcommittee is working on the issue. Irelan urged haste. Cole said this would be at least a one or two year process. Neither manufacturing nor commercial would currently allow this use which means that either one would need to be amended. Cole and Geddes discussed which zone language should be changed. Weinzapfel suggested discussing this issue with the Township Board before proceeding to change the language of the Commercial Zone. The Ordinance Review Subcommittee will continue to review this idea of allowing the use in the Manufacturing Zone. This sub-subcommittee will take precedence over the Ordinance Review Subcommittee. This subcommittee will meet this Thursday February 21st at 9:30 am.

Ordinance Review Subcommittee Report: Geddes presented a report dated Feb. 12, 2008. 49 meetings have been held thus far. Next meetings are February 18th at 9:30am and February 25th at 9:30am. McKimmy will be away for the next two meetings.

Form Subcommittee on Septic Inspection at Point of Sale: Ordinance Review Subcommittee has discussed this on January 29. It merits further consideration, but not as a part of the zoning ordinance. Because the Ordinance Review Subcommittee is pretty bogged down, they will take on the subject, but it won't be dealt with for the next few months.

Waterfront Overlay District Subcommittee: The reason this is being brought up now is because of a meeting attended by Three Lakes Association that provided some new data. The subcommittee of Geddes, McKimmy and Merillat will re-convene after April 13th.

Signs Subcommittee Report: The next meeting date will be February 19th at 8:30 am.

Wind Turbine Subcommittee Report: Met on January 21st. Still fine tuning draft ordinance based on Michigan Guidelines. Next meeting is February 18 at 7 pm.

Meeting adjourned by order of the chair at 8:47 pm.

Respectfully submitted,

Joseph Merillat
Secretary