

Milton Township  
Planning Commission  
Approved Meeting Minutes  
March 11, 2008

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

Members absent: McKimmy

Also present: Four representatives from Wolverine Power and two audience members.

Stilson called the meeting to order at 7:00 pm.

Approval of past minutes dated Feb. 12, 2008:

Pg 1, second to last line: add, "Permit process"

Motion to approve the minutes as amended by Geddes, seconded by Cole. Motion carried.

Meetings and Announcements:

Michigan Economy: March 19; Community's Water Resource: March 20;

Wind Energy: March 27; Township Annual meeting: March 27; Clean up day: April 26.

Motion to approve the agenda by Geddes. Seconded by Cole. Motion carried.

Public Hearing for Wolverine Power Company Substation Special Use Permit:

A new electric substation is proposed on O'Dell Road west of US-31 to replace the existing one on the property. Property ID 05-12-526-007-10. To the north is orchard, to the east is a residence, to the south is orchard, to the west is vacant. Surrounding property is zone agricultural.

Any conflicts of interest:

None

Cole asked about a conflict of facts regarding the pole height: The actual height is 58' with a 3' antenna on top.

No letters received.

This meeting was published in the ER News and all surrounding property owners were notified.

Ron Sneller of Wolverine Power gave a presentation:

The parcel in question is on O'Dell Road where there is a current electrical sub station. It was constructed in the late 70s. Over time, the demand has increased. The transformer is being overburdened. They are proposing to construct a new electric substation, 75 foot x 120 foot wide

fence and after that is built, remove the old substation. Once it is constructed, vegetation will remain and be planted in bare spots on the north side.

Geddes asked Sneller how tall the antenna was? The total is 61 feet above ground.

Informational questions from audience:

No one wished to speak.

Those speaking in support:

Keith and Paulette Termaat spoke in support.

Those speaking against:

No one wished to speak.

The board began deliberations.

Luckett asked if there would be a need for a performance bond? Sneller said there would be no need as the old station will be removed. If at the time this new one is removed, they will need to come back before the board and it can be discussed at that time.

Luckett asked about timeline: Sneller said new station would take 3 months. Tear down of the old station would take about 2 -3 weeks.

Motion by Geddes that the Planning Commission approve the Special Use Permit request from Wolverine Power 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 amended February 11, 2008 to include a 58 ft. high single on site pole with a 3 foot dedicated communications antenna, inasmuch as this proposal regarding an essential service is exempt from zoning ordinance provisions per Section 117.209 yet otherwise meets ordinance setback requirements and other conditions per the sub committee report dated January 23, 2008.

Roll Call Vote:

Luckett: yea; It meets criteria for Site Plan Review as well as the findings of the subcommittee report.

Merillat: yea; It is an essential service and meets the ordinance regulations.

Cole: yea; It is an essential service and Wolverine has made every effort to meet the requirements of our ordinance.

Hefferan: yea; It is an essential service.

Geddes: yea; It's an essential service and good planning for the future.

Stilson: yea; It meets all ordinance requirements.

Motion carried.

#### Manufacturing Zone Subcommittee Report:

Geddes submitted a report dated February, 14. The subcommittee recommends an amendment to the zoning ordinance Section 117.1404 by adding a paragraph as follows:

(2) Marine Service and repair.

Doing this would allow that type of business under a special use permit. The ordinance review committee is also looking at what kind of business is appropriate for each zone. It appears that the only thing allowed under special exception is exterior storage and that the list was meant to grow. Luckett asked if this would be only repair and service, not sales. Merillat said the intent would be not to have retail sales.

Stilson said that regarding the special use permit and the site plan review says all operations will be within an enclosed structure. Geddes said he isn't pleased with the whole process. The attorney said to amend the manufacturing zone.

Hefferan asked if there was consideration given for adding the same language to the commercial zone? Cole said that might be addressed later. Hefferan said this proposal settles his personal questions on this issue.

Stilson asked about everything needing to be kept indoors. Cole said this could be addressed within the conditions of the special use permit. However, Geddes said that if the exception has to live up to the conditions of the zone, that takes us back to square one. Merillat said that it might be exempt because it would be a special use and an opinion from the attorney should be requested before the public hearing.

Merillat made a motion, based on the Lakeside 21 subcommittee recommendation and report dated February, 14 2008 that a public hearing be schedule for either the April or May, 2008 Planning commission regular meeting regarding a proposed amendment to Section 117.1404 of the zoning ordinance to add marine service and repair as an authorized use within the Manufacturing zone by special use permit as a special exception. The recommendation is to add a new statement as follows to section ~~117.1404~~ 117.1404: "(2) Marine Service and Repair."

Seconded by Hefferan

Four yea; Two nay; Motion carried

#### Signs Subcommittee Report:

Luckett said the board is digesting information given by Alan Hubbard. The next meeting is set for March 24<sup>th</sup> at 8:30am.

#### Wind Turbines Report:

As given by Hefferan. Still going over proposed ordinance. The board is on the third draft. Next meeting is March 24<sup>th</sup> at 6:00 pm.

Ordinance Review Subcommittee:

As given by Geddes. 51 meetings to date. Presently discussing what types of business should be permitted in the commercial zone. Other items up for discussion are having a catch all for businesses allowed. Next meeting date is not yet set. Merrillat asked regarding hiring a professional to help speed things up. Geddes said they should be wrapped up hopefully by fall. Cole said they want to be doing what's best for our township, not what other townships have done.

Meeting adjourned by order of the chair at 8:19 pm.

Respectfully submitted,

Joseph Merrillat  
Secretary