

Milton Township
Planning Commission
Approved Meeting Minutes
May 13, 2008

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

Members absent: McKimmy

Also present: Six audience members.

Stilson called the meeting to order at 7:02 pm.

Approval of past minutes dated April 8, 2008:

Motion to approve the minutes as presented by Hefferan, seconded by Geddes. Motion carried.

Meetings and Announcements:

Michigan Planning Enabling Act, May 28th in Traverse City, 5:30-9:30pm.

Add Bockerman nonconforming lot to agenda.

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

Val Smiley gave a presentation from the Elk Rapids Chamber of Commerce. The Chamber will be attending meetings and learning what it takes to start a business in Milton Township.

Elk River Marina: The property abuts where the Township will be locating their recycling station and for added security Jim Trierweiler would like to install electricity for security lights and an electric outlet to run an air compressor to pump up flat tires on the stored boat trailers. The security lights are allowed according to the special use conditions dated November 19, 1998.

Geddes would like to make sure the recycling spot conforms to the zoning ordinance and the township follow the same requirements as a private business would have. Stilson will check with Lon to see if the site plans should be reviewed by the Planning Commission.

Motion by Cole, seconded by Hefferan to allow a single electrical outlet for the purpose of inflating trailer tires. Motion carried.

Cottage Cove: Cottage Cove owners would like to split 2 buildings that are currently 3 and 4 units into 3 buildings with 2 units each. This change is considered by Weinzapfel to be a minor change and would not need approval from the Planning Commission. The owners would also like to relocate displaced unit 9 into an area currently designated as common open space for no net loss of units for the development. Weinzapfel thinks this would be considered a major change

and require a public hearing. The Commission will further consider the issue if there is an application filed.

Signs Subcommittee Report:

Luckett reported that the language is ready for circulation to the rest of the commission. The next meeting will be May 21st, 8:30am.

Home Business Subcommittee will be May 21st, 12:00pm.

Wind Turbines Report:

As given by Hefferan. Draft V, 5/6/2008 has been circulated to the full commission. Subcommittee is requesting comments on the language. Still at issue is the allowable height of the On Site Systems.

Ordinance Review Subcommittee:

Geddes reported that there have been 56 meetings. Significant changes made to Commercial and Village zones. Next meeting is May 28th 9:30am.

Bockerman Nonconforming Lot: The Bockerman's own a parcel (two 50' lots combined) in New Highlands subdivision in the Torch River Village that has a nonconforming residence on it due to setbacks. The only way to expand or update is to get a variance from the ZBA. Stilson appointed Merillat, Mckimmy, and Stilson to a subcommittee to look at the issue.

Public Hearing to amend Manufacturing Zone: Add "2) Marine Service and Repair" to 117.1404. No member has a conflict of interest. This was advertised in the Elk Rapids News on 4/17/08 and 05/08/08. No letters were received. On December 11, 2007 the commission turned down a request to rezone a parcel from Manufacturing to Commercial. The Township Board and legal council suggested looking at amending the language of the ordinance to allow this type of business if appropriate. A subcommittee recommended amending the language of the Manufacturing Zone to allow a boat repair type business to locate there in their report dated February 14, 2008. Boat repair is presently not specified in the ordinance in any zone.

Those speaking in support: Keith Termaat and Dennis Irelan.

Those speaking in opposition: None.

All requirements of 117.1400 Manufacturing Zone must be followed along with the requirements of 117.1807 Special Use. Since boat storage facilities are allowed in the Manufacturing Zone it would be beneficial to allow repair nearby. There are R1 parcels to the west and Village to the south, so a business could be adjacent to a residence. The commission would be able to recommend greenbelts and/or other requirements to mitigate potential incompatibility within the special use process.

Motion by Geddes that the Planning Commission recommends to the Township Board amendment 08-03 to the Zoning Ordinance Manufacturing Zone Chapter XIV to add under Section 117.1404 Uses permitted when authorized by special use permit (special exception): “2) Marine service and repair.” Seconded by Hefferan.

Roll Call:

Luckett, yea; Appropriate place to locate this type of business. This service is needed in the township. A better solution than expanding commercial or village.

Geddes, yea; Appropriate to place this business type, which is compatible with our community, near other boat related businesses.

Merillat, yea; It is a compatible use with the other uses in the Manufacturing Zone. If building boats is allowed, it makes sense that repairing them should be allowed.

Cole, yea; Supports the intent of the Manufacturing Zone.

Hefferan, yea; Reasonable use and may encourage small business.

Stilson, yea; If the ordinance is followed and a special use is required I support it.

Motion carried 6-0.

Meeting adjourned by order of the chair at 8:37 pm.

Respectfully submitted,

Joseph Merillat
Secretary