

Milton Township
Planning Commission
Approved Meeting Minutes
April 14, 2009

Members present: Stilson, Hefferan, Luckett, Kopkau, Kingon, Cole and Merillat.

Also present: Weinzapfel and audience member Keith Termaat.

Stilson called the meeting to order at 7 pm.

Approval of past minutes dated March 10, 2009:

Pg 2: Change "prep" to "preparation"

Motion to approve as corrected by Luckett. Seconded by Kingon Motion carried.

Meetings and Announcements:

Michigan Citizen Planner Class Series starts this Thursday the 16th at the Old Township Hall.

Wind Energy Public Hearing is May 12th. Home Business Public Hearing is June 9th.

Weinzapfel gave a report on a Zoning Administrator class he attended. Luckett gave the ZBA update: approval of minutes and approval of bylaws and election of officers.

Agenda Approval:

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

Signs Subcommittee Report:

As given by Luckett. There are still concerns regarding sign sizes and lighting. There are also concerns with giving the ZA discretion regarding signs. Luckett presented a draft of the language dated 3/10/09 showing proposed changes and items of concern. Kingon said he feels that the LED signs might be the future, but it does not seem to mesh with the rural character of the township. Cole said he agrees with Kingon, but he can see that these are the future of signage. The board discussed a compromise of having a shut off time in the evening. Kingon said since the last meeting the size of 9 sq feet might be a good compromise for residential home signs, rather than 5 sq feet. Cole suggested 6 sq ft. Temporary off-premises for-profit signs are being excluded. Luckett said this was intentional. Cole said he still has a problem with 50 sq ft for advertising signs. Current wording is 50 sq feet. Merillat said 50 sq feet is not too big for businesses. Keith Termaat asked how banners are treated. They are currently not allowed. Termaat asked about signs within the road right of way. Weinzapfel said MDOT controls the highways. Weinzapfel asked regarding weekly rental signs. He suggested elaborating on this point and/or moving the existing language into the sign chapter. April 29th at 8:30 am will be the next subcommittee meeting.

Ordinance Review Subcommittee:

As given by Stilson. The subcommittee has been proofreading. The subcommittee will meet at

10:30 am on the 29th.

Non-Conforming Lots Overlay Zone Subcommittee:

Weinzapfel gave a presentation including pictures and diagrams of some affected parcels. Weinzapfel said that when a large number of people are affected, MTA recommends creating an overlay zone at the planning commission level. If the planning commission decides not to do this, there will be a string of people coming to the ZBA. Cole asked what the ZBA would base a decision to grant relief for square footage on. There is no way to limit the size, except with an overlay zone. Hefferan said being that all these lots are basically the same size, we could end up with huge houses on tiny lots next to tiny houses. Luckett said she has a hard time dictating square footage. If we have a minimum of 960 sq feet, why increase it? Hefferan said increasing the square footage would harm the rural character of the township. Stilson said that because it is clear that there is more work to be done, would a work session with the ZBA be beneficial? The Planning Commission decided to go back to subcommittee before having a work session with the ZBA. Weinzapfel is requesting written comments from the board members so that specific problems can be addressed. The subcommittee will meet May 5th at 1:30 pm.

New Subcommittee for Shoreline Protection Overlay Zone:

Kingon, Kopkau and Cole will meet May 4th at 6:30 pm.

Stilson said regarding hiring a planner for helping with the Ordinance update, the Township will put this out for bid for an estimated start time of September.

Weinzapfel said that shortly, the board will need to look at the 5 year review of the Township Master Plan.

Meeting adjourned by order of the chair at 8:54 pm.

Respectfully submitted,

Joseph Merillat
Secretary