

Milton Township
Planning Commission
Approved Meeting Minutes
February 10, 2009

Members present: Chairman Stilson, Merillat, Hefferan, Lockett, Cole, Kopkau, and Kingon

Also present: Weinzapfel

Stilson called the meeting to order at 7 pm.

Approval of meeting minutes dated January 13, 2009:

Motion by Lockett to approve the minutes as presented, seconded by Cole. Motion carried.

Meetings and Announcements: Zoning Essentials March 10th at Hagerty Center; MSU Citizen Planner dates not available yet; MSU Zoning Administrator's Certification in Grayling in the Spring.

Weinzapfel gave an update on the surrounding township's plan for a shoreline protection ordinance.

Township Board Update: Cole reported that the Township Board passed a resolution required by the Enabling Act, which legitimizes the Planning Commission.

ZBA Update: Lockett reported the meeting date has changed to February 19th. Update on when applicants can take the decision to the circuit court. Update on by-laws.

Approval of Agenda:

Move G to A. Motion by Cole to approve the agenda as amended, seconded by Kingon. Motion carried.

Village Zone Special Use Permit for Abacus Tax Service/Blackmore Property Maintenance Subcommittee Report:

Cole cited a report dated 1/20/09. All applicable items on the checklist in 117.1807 are okay. One recommended condition would be that Blackmore Property Maintenance may park up to three (3) lawn maintenance trailers at the far rear of the property without the need for further screening at this time. Mrs. Hesse operates a tax service. Lockett gave the particulars of the business operations: hours, employees, clients etc. Weinzapfel suggested waiving the fee since Mr. and Mrs. Hesse have owned the building for more than 20 years. Cole suggested just having enough fees to cover the cost of the notices and the subcommittee's time. The subcommittee recommends calling of a public hearing for issuing a special use request.

Motion by Cole to request a public hearing March 10 at for the Special Use Permit for Abacus Tax Service/Blackmore Property Maintenance. Seconded by Kingon.

Discussion: Merillat asked if there was a Site Plan Review. Cole said it meets with an exception that a Site Plan Review is not necessary due to 20.02, paragraph B. Motion carried.

Wind Energy Systems Subcommittee Report:

Latest draft is dated 1/19/09, draft VII. Hefferan discussed the unintentional consequences of the proposed ordinance of not being able to have a 35 foot wind turbine. Cole said now there is a question of intent in paragraph A and B on page 2. It looks as though it only applies to towers over 65 feet based on how the paragraphs are split. Making it one paragraph could fix it. Merillat said right now, a person can put up a 35 foot TV antenna, but because this is a moving item, it should have a setback. That was the intent. Merillat agreed with combining the paragraphs. Cole asked about a turbine mounted on the house and how the 1.5 setback determined. Merillat said it is total height. A clarification was suggested by Cole to make sure it's clear that all wind energy systems must comply with A, B, C, D and E. Merillat will type up the new version and it will be re-circulated to the board members and on the web site.

Home Business Subcommittee Report:

As given by Cole in proposed language dated 1/20/09, draft XVI. The members of the Planning Commission had a work session 1/20/09. Since then, there have been no major changes. Hefferan asked about the deletion of retail sales. Cole said this keeps it being more of a service business, than retail sales. It is an intentional limitation. Cole suggested adding another sentence to clarify retail sales. Hefferan asked about an over-the-road trucking company. Cole said this is something that is not addressed. The subcommittee will meet February 23rd at 4 pm.

Ordinance Review Subcommittee Report:

Merillat said a draft has been typed up with version numbers and dates, but it needs to be proofread. Weinzapfel will run copies for the subcommittee. The subcommittee will meet February 23rd at 2 pm.

Non-conforming Lots Subcommittee Report:

The board reviewed the language that was passed out at the last meeting. Hefferan asked how many people owned these lots prior to 1975. Cole said he is not sure, but probably not many. Hefferan said he does not feel badly for those who bought after the ordinance was enacted, but for those who bought before. Hefferan asked if there are any other locations in the township where this might apply. Cole said he did not think so. Hefferan asked about the square footage requirement. Hefferan said he is concerned about larger houses being built on small lots. Lockett and Cole discussed if practical difficulty is present on these lots. Cole illustrated potential home sizes. Kingon said whether it is the right thing to do, it is the reasonable thing to do. Kingon asked for clarification on Waterfront Part D. Cole will include the corrections and the members will continue to review.

By Laws Subcommittee Report:

Stilson presented a draft dated 12/9/08, version 3.

Motion by Hefferan to adopt the Milton Township Bylaws dated 12/9/08, version 3, seconded by Cole. Motion carried.

Signs Subcommittee Report:

Luckett said the subcommittee is waiting for comments from the board on the language proposed in the 12/18/08 draft ordinance. Cole said he still has problems with the 50 square foot sign. Cole also suggested defining the building line. Weinzpfel said it would be a max of 35 feet. The subcommittee will meet again on February 23rd at 5 pm.

Meeting adjourned by order of the chair at 9:30pm.

Respectfully submitted,

Joseph Merillat
Secretary