

Milton Township  
Planning Commission  
Unapproved Meeting Minutes  
October 13, 2009

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

Members absent: Hefferan

Also present: Weinzapfel and two audience members.

Stilson called the meeting to order at 7:04 pm.

Approval of past minutes dated September 15, 2009:

Pg 2: Correct Luckett, spelling.

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

Meetings and Announcements:

Meetings:

- Home based alternative energy site plan review is October 29.
- Planning for Water Quality October 26.
- Learn Skills to Redevelop your Community.

Announcements:

- Township board passed a lease agreement with AT&T Mobility for a mono pole tower at the old township hall recycling area.
- Township board asked Planning Commission through a subcommittee to review a point of sale septic tank inspection. This would be a police ordinance.
- Antrim County has a draft ordinance for ORVs. Comments taken for 45 days ending October 26<sup>th</sup>.
- Three firms are interested in being Milton's planner to help with the new ordinance.
- Weinzapfel discussed the changes to the BRL Development, Cottage Cove PUD amendments and final details with changes in septic and escrow.
- Cole discussed the potential change at the state level for cell tower township approval. This has not passed yet, but it is in progress at the state level.
- ZBA has not met recently.

Agenda:

Motion to approve the agenda as presented by Kopkau. Seconded by Kingon. Motion carried.

Non Conforming Lots Overlay Zone Subcommittee Report:

Cole said the subcommittee requested input or comments from board members. The

subcommittee has no further changes. Commission is in agreement the language is ready for a public hearing

Motion by Cole to call for a public hearing on the Nonconforming Lots Overlay Zone on December 8<sup>th</sup>, 2009. Seconded by Kingon. Motion carried.

#### Signs Subcommittee Report:

Luckett said no final comments have been received. Kopkau asked for clarification on what constitutes the building line. This is the top of the building. Kingon asked regarding off premise signs and the max number of signs being two. It sounds like you could get two signs, but it is confusing. Luckett agreed and will revise for clarity.

Keith Termaat asked regarding the ordinance being considered by Elk Rapids Township. The subcommittee will review.

Cole said there is another section, like the one being mentioned by Kingon that could be revised for clarity.

The subcommittee will meet again November 2 at 4 pm.

#### Ordinance Review Subcommittee Report:

The Planning Commission workshop for this issue is scheduled for October 27 at 5:30 pm. Cole said he does not think we will have a planner ready by then. Cole discussed the three applicants vying for the job of planner. The three companies are Williams and Works, MC Planning and Design, and Beckett and Raeder. The subcommittee is still in the process of reviewing the applicants and their bids. The bids are very specific regarding the number of meetings and work they will do. Cole said it probably would be a good idea to have the workshop for all of the board members to discuss. Cole said we may need more than one workshop to cover all of the concerns. Luckett discussed the hiring process and making sure each applicant is asked the same questions and is familiar with our master plan and culture. The subcommittee will meet to discuss the interview process October 20 at 9 am. Weinzapfel will try to set the interviews from October 21-23.

#### Shoreline Protection Subcommittee Report:

Cole said the subcommittee was working on structural changes. Cole discussed Earth Change and what it is how it can affect the area. The subcommittee has not discussed vegetation yet. No draft language is ready for review. The subcommittee will meet October 27<sup>th</sup> at 9 am.

#### Home Business Subcommittee Report:

As presented by Cole

Cole discussed the language dated September 25, 2009 and said there are still a few wrinkles that need to be ironed out. Items under discussion are a dispatch center as well as some of the language in the intent portion regarding prohibited uses. The subcommittee will meet again

November 3 at 4 pm.

Stilson requested volunteers for a subcommittee for Point of Sale Septic Inspection. Members are Kopkau, Kingon, and Hefferan. This meeting date will be set later as Hefferan is not present.

Meeting adjourned by order of the chair at 8:22 pm.

Respectfully submitted,

Joseph Merillat  
Secretary