

Milton Township
Planning Commission
Approved Meeting Minutes
September 15, 2009

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

Also present: Weinzapfel and three audience members

Stilson called the meeting to order at 7 pm.

Meetings and Announcements:

GIS Workshops Sept 17th in Petoskey and TC.

Planning Michigan, September 30 – October 3 in Mt. Pleasant.

Approval of Meeting Minutes dated August 11, 2009:

Pg 1: Change “it’s” to “it has”

Motion by Lockett to approve the minutes as amended. Seconded by Cole. Motion carried.

Township Board Update as given by Cole:

Preliminary steps have been taken on the cell tower on township property. Nothing has been done formally. The attorney is reviewing the Cottage Cove PUD Amendment.

ZBA Update as given by Lockett:

ZBA has not met recently.

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

Subcommittee Reports:

Non-Conforming Lots Overlay Zone:

Cole discussed language dated 8/20/09. The subcommittee met on the 19th of August and discussed minor wording changes. Changes were made to Waterfront Restoration to bring that in line with the draft Shoreline Protection chapter. Cole discussed the possibility of having maximum diagrams and the problems associated with that. It depends on lot width. Only committee members have reviewed this newly dated language. Cole asked members to review the language and provide comments before next month’s meeting.

Termaat asked regarding how much can be taken from the lakeside? Cole said the rear yard must be addressed first, if that is not enough, then go into the front yard setback to a minimum of 25 feet.

David Schultz asked regarding homes not on the waterfront. Cole said there are multiple ways to look at that and what would be considered the front yard and what would be the rear yard. Different situations might require slightly different solutions. Schultz said he is in Harbor Beach. This could apply to him. Weinzapfel will discuss this with legal. He will then get back with the subcommittee on his findings. Merillat said this ordinance should stand and depending on what legal says, just apply the ordinance. If you have two front yards, use those measurements. The subcommittee may meet at a later date depending on legal advice.

Signs Subcommittee Report:

Luckett said the subcommittee met on August 19th. Legal did give comments and changes were made to garage sale, agriculture on and off premises signs. Luckett said she now feels this language is very close to final. Dimensional questions have been addressed. The new language is dated August 19th.

Keith Termaat asked if there is a difference between a regular business and a sexually oriented business because the current ordinance is not being enforced. Has the current planning commission asked that the current ordinance not be enforced? Cole said this is being done on a case by case basis.

Some board members have not received the latest language. Please read and have comments prepared and sent to the subcommittee as quickly as possible.

Merillat asked regarding the amount of space for Ag signs. Sign sizes are inconsistent throughout. Luckett said this smaller sign would be in addition to the main permanent sign. Hefferan said this subcommittee has gone on since at least 2006. This should not continue to languish.

Ordinance Review Subcommittee Report:

Stilson said the subcommittee has continued to work on the PUD section. Board members have begun their review. The planning commission will have a workshop to discuss the proposed draft on October 27th at 5:30pm.

Weinzapfel gave an update on the professional planner who is in the process of being hired. The plan is to have the candidates report back to us no later than Oct. 5th. The subcommittee can interview the planners the week of Oct. 5th.

Shoreline Protection Subcommittee Report

Kopkau said quite a few structural changes have been made in Kingon's absence. The subcommittee would like to meet again with Kingon to discuss before taking full board comments. The subcommittee will meet September 23rd at 9 am.

Keith Termaat said Milton Neighbors submitted a comment letter on this proposed ordinance.

Home Business Subcommittee Report:

Cole said the newest language being discussed is dated 8/20/09. Board members received the language in advance of the meeting. Cole said Type B home businesses would need a special use permit. The subcommittee is considering a form to be filled out by the applicant to provide relevant information to the commission about the proposed business. The forms were initially removed and are now being brought back in. Merillat said there was a significant change to the Type B regarding direct access to a public road.

Scott Finch asked regarding deliveries. What would the harm be? Wouldn't this be regulated elsewhere? Cole said if this in regards to a business and destroying the residential nature of the area.

The subcommittee will meet September 22nd at 9am.

Respectfully submitted,

Joseph Merillat
Secretary