

Milton Township
Planning Commission
Approved Meeting Minutes
August 12, 2014

Members present: Chairman Stilson, Hefferan, Cole, Merillat, Kopkau

Members absent: Lefebvre, Kingon

Also present: 1 audience member.

Stilson called the meeting to order at 7:00 pm.

Approval of past minutes dated June 10, 2014:

Motion by Hefferan to approve the minutes as presented. Seconded by Kopkau. **Motion carried.**

Meetings and Announcements:

Make sure to pick up a new copy of the zoning ordinance.

ZBA Update:

Two hearings this Thursday.

Agenda:

1. Final draft of Master Plan.
2. Subcommittee Report on Boat House LLC.
3. Subcommittee to meet for Ron Reffit August 14th at 5:30 pm.
4. The To-Do List.
5. Agenda for September 9th

Motion by Cole to approve the agenda. Seconded by Hefferan. **Motion carried.**

Final draft of Master Plan:

Some of the maps were reported to Weinzapfel as being wrong. Chris's answer to that was that there were some old maps in there. Without Chris here to clarify which map, the commission is speculating that the difficulty is coming on the Future Land Use Map with the light tan color that shows up white when printed. Stilson will discuss with Chris tomorrow.

Subcommittee Report on Boat House LLC:

Met with Mr. Anderson and Mr. Wolfington. The subcommittee found the requested uses are not allowed in the AG zone only in Light Manufacturing. One solution would be to do a re-zone and the other is to bring back the PUD. The PUD is a mixture of residential and commercial. Instead we did a PRD - Planed Residential Development in the new ordinance. If there was a possibility to open up PUD going up as far as Campbell, we could limit what goes in there. The subcommittee would like the opinion of the commission. If we pursue either of these solutions, it

will take a lot of time and research regarding unintended results of either decision. Merillat said if the applicant wanted to re-zone, they should come with a formal application. Cole said this could be spot zoning. Stilson said his issue with this is the PUD is the best use of the land. Where does the farmer not use the land for farming? Take a look at the maps in Chapter 6 so you can see the piece of land we are talking about.

Mr. Wolfington said he and others are looking at a piece of property that is 20 acres. Before we buy the land, we wanted to see if we could build pole buildings to store personal items in. This is not allowed without a principal building structure (117.305). It is allowed in light manufacturing. His broker said what about PUD. Then he discovered we do not have a PUD anymore. Cole said if we get into a PUD, there would be specific limitations.

Cole asked should we pursue this or not? Merillat said this would be an overlay in the AG zone. Cole said the argument for doing it here at the north end is because that is where our two requests are coming from. Hefferan said he visited the Boat House piece of property. What they are using it for, fits with the character of the area, but they cannot do mini storage because it is not permitted. In terms of the current use of the property, if we talk about re-zoning Mr. Wolfington's piece of property would be spot zoning. These two items should be considered unrelated. If we look at the Boat House property right now, it is a non-conforming PUD. Did this revert back to AG with the new ordinance? Weinzapfel was supposed to check on this with legal. Could the owners of the Boat House property come back and ask for an amendment to the PUD to include repair and mini-storage when there is no PUD? Cole said that would solve one problem, but not another. Stilson said we also cannot keep changing because someone comes in and asks for something. Cole said we have to make sure it is in the best interest of the township.

Questions for Legal on Anderson Boathouse Storage:

1. If PUDs were eliminated in the new ordinance, do they revert back to AG, how do we treat them?
2. Can Anderson come back and ask for an amendment to his PUD?

Question for Weinzapfel on Wolfington:

1. If you have a home on the land, can you have as many accessory structures as you want on an AG piece of property?

Cole asked if we should go farther with this. Hefferan said let's get the answers to these questions before we make a decision. The commission agreed.

Mr. Wolfington asked what is the definition of permanent dwelling? There is a minimum width of 20 feet. Is there a limit to the number of buildings? This is already a question being asked to the attorney.

A subcommittee of Hefferan, Kopkau, and Stilson will meet for Ron Reffit on August 14th at 5 pm.

The To Do List:

Two months ago, we were waiting for a determination from Legal about major changes requiring a public hearing and minor changes that do not

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Kopkau said she was talking with the sister of Mark Quint and he has sold his food truck business and will not be coming back with his request.

Agenda for next month:

1. Master Plan.
2. Answers from Legal on Boathouse Storage.
3. Answers from Weinzapfel on Wolfington.
4. Subcommittee update from Ron Reffit.
5. Answers from Legal on the To Do List.

Meeting adjourned by order of the chair at 8:25 pm

Respectfully submitted,

Joseph Merillat