

Milton Township
Planning Commission
Approved Meeting Minutes
December 9, 2014

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

Also present: Weinzapfel

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

Approval of past meeting minutes:

Motion by Kingon to approve the minutes dated November 11, 2014 as presented. Seconded by Hefferan. **Motion carried.**

Agenda:

1. Subcommittee report from North Shore Docks
2. Review Public Hearing on Zoning Ordinance revisions
3. Winery sample ordinance
4. Set meeting dates
- 5 Set agenda for next meeting

Subcommittee Report on North Shore Docks:

Kopkau presented a report dated December 4th, 2014. Weinzapfel met with Dowker last week and Dowker was preparing the application and has not gotten it ready yet. It will be next month before the commission can review the special use. Kopkau discussed the report primarily greenbelts and screening options on the south side. The only issue left hanging was if he would be storing things right up to the edge of the property. He will be putting a six foot fence around the entire property for security. We may want to consider a max height for items stored. Hefferan discussed greenbelts in the ordinance. The subcommittee feels that if we conform to that section, we may have no other requirements. Cole said in the manufacturing zoning, you have to have greenbelts on all sides and no waivers are allowed. It abuts manufacturing on two sides, ag on another and residential on another. Cole said it looks like the paragraph in manufacturing is concerning outdoor storage. Cole said if we apply the paragraph, it is possible that the height of the things he stores cannot violate the site lines of his greenbelt or fencing. Merillat said this is the manufacturing zone. It seems silly.

Some discussion on which section takes precedence chapter 3 or chapter 12. Outdoor storage has a specific paragraph in chapter 12 (117.1205D). If no one here likes this ordinance, then the ordinance should be changed. Cole said before we jump at a change, we have to consider things beyond this one application. Hefferan asked if the commission could live with the recommendations of the subcommittee. No. It does not meet the requirements of the ordinance, according to Merillat. We need to change the ordinance. What is the fix? Allow a waiver? Throw out D on 117.311? Stilson appointed Cole, Kingon, and Lefebvre to the Buffer and Greenbelt subcommittee to look at solutions. They will meet Monday December 15th at Noon.

Review Public Hearing on Zoning Ordinance Revisions:

Changes are outlined in a document dated September 23, 2014. Additional discussion of square footage in an environmental zone was requested last meeting. The public hearing is set for January 13, 2014.

At last month's meeting, there was agreement to change the E zone lot width to 150 feet because we created an excessive number of non-conforming lots. The subcommittee also recommended that E zone minimum lot area change from 87,120 to 43,560. Cole said max lot coverage percent in Ag is "N/A" in the chart on 117.605B. It should be 30%.

Motion by Cole that we add to our list of changes to the ordinance that the environmental minimum lot area change from 87,120 to 43,560 in 117.603B and 117.1304. Also change maximum lot coverage under AG from NA to 30% in 117.603B. Second by Hefferan. **Motion carried.**

Motion by Kingon to withdraw the public hearing for ordinance revisions scheduled for January 13, 2015. Seconded by Cole. **Motion carried.**

Winery sample ordinance:

Chantal Lefebvre requests a subcommittee be formed to discuss an agricultural tourism ordinance. She has brought some helpful information from the state regarding ordinances. She will provide information for the subcommittee. Stilson appointed Merillat, Kopkau, and Kingon to be the Winery subcommittee which will meet December 15th at 1:30 pm.

Set meeting dates:

Meeting Dates for 2015: The meetings will fall on the second Tuesday of the month or following the Township Board meetings, whichever is later.

Set Agenda for next month:

1. North Shore Docks.
2. Green Belt Subcommittee.
3. Election of Officers.
4. Winery Subcommittee.
5. Ordinance Subcommittee.

Motion by Kingon to adjourn at 8:40pm. Seconded by Lefebvre. **Motion carried.**

Respectfully submitted,

Joseph Merillat