

Milton Township
Planning Commission
Approved Meeting Minutes
February 10, 2015

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

Approval of past minutes dated January 13, 2015:

Motion by Kopkau to approve the minutes dated January 13, 2015 as presented. Seconded by Cole. **Motion carried.**

Township Board Update:

Cole said the board will have a public hearing regarding the new park in Kewadin on Monday March 9th at 6:00pm. The board is hoping the township can also buy the Bigelow property, but no agreement has been reached with the seller yet. Cole indicated that Karen Bary, our county commissioner, periodically comes to the Board meeting and gives an update regarding county business.

Agenda:

1. Buffer and Greenbelt Report.
2. Winery Ordinance Discussion.
3. Horse Boarding Report
4. Set agenda for March 10th meeting.

Buffer and Greenbelt Report:

Subcommittee Recommendations for Outdoor Storage, draft V1 dated 1/20/15. We previously voted to exclude “not 12 feet high” in 117.1205D, but had discussed not screening from all sides if those sides abut the M zone. The recommendation is to now change the first sentence to read “Any outside storage shall be screened from view from any point outside of the manufacturing zone.” Then, in chapter 6, we looked at note 13 which applies in the M zone. This should also apply to the front setback as well as the side and rear. It should also apply to the V zone. These changes will require renumbering the notes. Cole said when we add it to the village zone; the language refers to industrial not commercial. We should also change industrial to manufacturing. When you look under village permitted uses, public hall and motel would be the only things not needing a green belt because they are permitted. The others would be special use. The proposal would be to change industrial to manufacturing and/or commercial.

The definition of outdoor storage should include some sort of commercial aspect. It’s too broad. Cole suggested adding “used by a commercial establishment.” Kingon said he make a change to include “a commercial entity engaged in storing”. A revised version will be presented next month.

Winery Ordinance Discussion:

A draft ordinance dated December 13, 2014 is under discussion. What should the size minimum

parcel size be? Cole said he is for having a larger size parcel to ensure it is a serious operation. He suggested keeping it at 20. Cole asked regarding the size of buildings should not exceed 20,000ft². This is a huge building. Chantal said that size would cap you at about 15K cases per year and you would still be considered a small winery. Chantal said when you get to a certain size; you have to look at employing people. Ideally, it would be nice to hire people in the area. If we restrict the size too much, we will lose those opportunities.

Regarding the retail sales building, we are saying 4,000ft² and limiting it to 20 people. Merillat said Friskee's is in the neighborhood of about 40 patrons. Kingon said the areas serving food shall not seat more than 20. That restricts the restaurant aspect of it. What about the area doing wine tasting? Does that have seating? What about receptions/weddings/parties? Kingon said they looked at that in the other ordinances and decided not to include it in this ordinance. By its absence it is not allowed. Kingon said what about adding something to say that food trucks and kiosks are prohibited. We did discuss this and it should be added. Cole said we do not have a maximum number of buildings. Kingon said it is whatever the operation needs to do business We do not restrict total number for other farmers.

Chantal said if there is crop loses grapes and/or juice needs to be bought from someone else. Tasting rooms are for wine produced on site. If you look at E. Conditions: should this be its own paragraph F? Then 1, 2, and 3 would fall under that. Kingon said the committee would revise this and present a new draft.

Hefferan asked about the parcel size? There is a minimum of 20 acres parcel size and 10 acres of planted production. Hefferan asked about 100 feet from the lot line. This applies to buildings with a tasting room that are open to the public to keep it away from neighbors.

Horse Boarding Subcommittee Report:

Kingon discussed Draft v1 dated January 20, 2015. We changed the definition for Kennel because when you get into it overlapped with county regulations. We should not try to figure out how many horses per acre. We created a new definition "Stable, Commercial: Any premises used for the sale, leasing, boarding, grooming, breeding or training of horses for remuneration." We looked at the ordinance for Antrim County and we relieved our township of the hassle of creating animal numbers when the county has already done it. Kingon and Cole suggested leaving the note referencing the Antrim County ordinance in the definition of Kennel. Decision was made to remove the note.

Set agenda for March 10 Meeting:

1. Outdoor Storage Definition.
2. Winery Ordinance.
3. Stable/Kennel Definitions
4. Annual report for health department regarding septic ordinance.
5. Master Plan Suggestions Update (will meet February 27th at 5 pm).
6. Set agenda for April meeting.

Motion by Hefferan to adjourn at 8:35 pm. Seconded by Cole. **Motion carried.**

Respectfully submitted,

Joseph Merillat