

Milton Township
Planning Commission
Approved Meeting Minutes
March 10, 2015

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

Members absent: Cole, excused

Also present: Weinzapfel and two audience members

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

Approval of past minutes dated February 10, 2015:

Corrections: On Page 2: change 2000 to 20,000 and change 400 to 4,000.

Motion by Kingon to approve the minutes as corrected. Seconded by Lefebvre. **Motion carried.**

Meetings and Announcements:

Shoreline workshop on March 19th.

Agenda:

1. Mary Conlin: Hemlock Shores Lot Division.
2. Outdoor Storage Definitions.
3. Winery ordinance.
4. Stable/kennel definitions
5. Annual report for health department regarding septic ordinance.
6. Master Plan Suggestions Update.
7. Set Agenda for April Meeting.

Environmental Zone Lot Width:

Mary Conlin owns lot 19 and 20 in Hemlock Shores and would like to separate the two lots. Section 117.505 is discussed. Two or more lots continuously owned will be considered one. These are big lots in the environmental zone which requires 200ft in width. We are currently recommending changing that to 150ft. We would like a subcommittee to review this issue. It is taxed as R1, but zoning and taxing are two different things. It is zoned Environmental. Apparently he was told by a realtor that it could be split, but it cannot because both lots are considered one according to the zoning ordinance. There are wetlands on the parcel. There is a buyer interested in purchasing one of the lots and putting up a home. Hefferan asked if this would require a rewrite of the ordinance. Weinzapfel said we would have to do an amendment. The reason these were combined is because they were non-conforming under common ownership at the time of the original ordinance. A subcommittee of Kopkau, Hefferan, and Lefebvre will meet Monday, March 16th at 1:30 pm.

Outdoor Storage Definition:

Bob Kingon discussed draft language dated 3/9/15. The definitions were revised based upon our

previous discussion. Hefferan said the changes accurately reflect what we discussed. **Motion** by Kingon to accept this language dated draft 3/9/15 into our ordinance revisions. Seconded by Merillat. **Motion carried.**

Winery Ordinance:

Kingon discussed revisions dated 2/11/15. This represents the changes and conclusions we reached during the last meeting. Kopkau said she had a few minor changes which she discussed. Hefferan said if adopted, we would allow a 20,000ft² building 100 feet from a lot line. In theory this would allow a wine tasting room 110 feet from my house. He is not sure that is what we want. If I still lived in my house on Cherry Ave, this would allow a winery to go in right next door to me, this is concerning. We should be sensitive to those people with two acres zoned A next to larger parcels and allowing a commercial activity next to them. It would disappoint me to have busses pulling up. Chantal clarified that you have to have a minimum of ten planted acres. In regards to other agricultural processing or other commercial activities, are there limitations on where those could be placed? It's not the winery that sets it apart, it's the tasting room. Stilson said we aren't really talking about the dimensions of the lot. We are just saying 20 acres. Weinzapfel said they will stick the tasting room wherever they think it fits best, as long as they meet the setbacks. Kopkau said she is looking at increasing the setback. Hefferan said there is no number that he would be comfortable with. We are allowing businesses anywhere in the township. Weinzapfel said if you look at the ones on the peninsula, the tasting rooms are in the back 40 and overlooking the grapes. Kingon said he recently went through Sonoma and Napa and most of the tasting rooms are off the road. Merillat said he's sympathetic to Hefferan's concerns, but he feels that 100 feet is adequate. Weinzapfel said something like this would most likely need extensive buffering if it is adjacent to residential. It is a special use with a tasting room and would require a Site Plan Review. Kingon said we all agree that we do not want large restaurants popping up all over the township. We tried to limit the size and what can be served and not served. What if we move it back 200 feet and discuss a buffer abutting a residential area. Kingon will revise. Hefferan said he would like to see it move to 40 acres rather than 20. Lefebvre said that unfairly targets grape growers. That's a lot of acres for grapes.

Stable/Kennel Definitions:

Kingon presented draft language V2 dated 2/11/15. This should reflect our discussion from our last meeting. One issue that has come up is a riding stable, is this included in this? We are saying boarding, grooming, breeding, and training. This is a permitted use in the A zone. Kopkau asked if there are a number of recommended horses per acre. Kingon said it's all over the map depending on what you are doing with the horses. The subcommittee decided it is appropriate to let the Michigan Department of Agriculture supervise the number of horses per acre. Kingon said adding riding could increase the level of commercialism and traffic. In AR it is one horse per acre. Our intent was to keep it simple and make it a permitted use. We can add riding into the definition.

Motion by Hefferan to incorporate subcommittee recommendations for updated definitions of Horse Boarding draft v2 dated 2/11/15 to be included in the updated ordinance. Seconded by Merillat. **Motion carried.**

Annual Report for the Health Dept. Regarding Septic Ordinance:

Weinzapfel said it was an excellent report that covered from when it was first established and there is nothing pressing. In this year's report, they have found several well issues. The wells needed to be treated and re-tested. This report was emailed but not all members received it. This was sent right after the last meeting. Weinzapfel will re-send. Hefferan said this report is one of the greatest things we have ever done. It was a lot of work. Thanks to Kingon, Weinzapfel and the Health Department. Hefferan asked if the Health Department is doing okay with this. Weinzapfel said yes. So far so good.

Master Plan Suggestion Update:

No meeting was held because we will wait until the 90 day review is up and then we will review the suggested changes. This will happen after March 17th. We will wait to set the date until Cole returns from vacation.

Set Agenda for April Meeting:

- A. Environmental Zone Lot Width Subcommittee
- B. Winery Ordinance Subcommittee
- C. Master Plan Update
- D. Ordinance Review

Motion to adjourn at 8:45 pm by Kingon. Seconded by Kopkau. **Motion carried.**

Respectfully submitted,

Joseph Merillat