

Milton Township  
Planning Commission  
Approved Meeting Minutes  
February 7, 2017

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

Also present: Weinzapfel and one audience member.

Chairman Hefferan called the meeting to order at 7:00 pm.

Approval of minutes dated January 10, 2017:  
Minutes **approved by unanimous consent.**

Agenda:

1. Form subcommittee for Special Use Permit for Mark Anderson.
2. Recreation Vehicle Seasonal Park Public Hearing.
3. Boat Dockage Regulation Subcommittee Report.
4. Shoreline Protection Subcommittee Report.
5. Set Agenda for March 14, 2017.

Agenda **approved by unanimous consent.**

1. Mark Anderson is working with Mitchell and Associates regarding a special use permit for his Boathouse Storage property on Campbell Rd. Weinzapfel is requesting a subcommittee to preview the request and requirements. Lefebvre, Merillat, Hefferan will be on the subcommittee which will meet at 1:00 pm on February 20<sup>th</sup>.

2. Recreation Vehicle Seasonal Park Public Hearing:

Amendment 2017-01. Hefferan opened the public hearing to add Recreational Vehicle Seasonal Park to the ordinance. Hefferan asked regarding any conflicts of interest. There are none. Weinzapfel said the ordinance allows for a campground with a minimum of 40 acres, but does not allow RVs, only tents. A request came to us asking where an RV park can go. The decision was to amend the ordinance and add Recreation Vehicle Seasonal Park.

Hefferan said there was a subcommittee of Hefferan, Cole, and Kingon that met four times and meeting minutes are available for review. Points to note were that we agreed that this will be a seasonal operation and only allowed in the village zone as a special use. Tents will be prohibited. Also, the minimum will be 8 acres.

The public hearing was noticed January 19, 2017 in the ER News. No communication was received from the public.

Those speaking in support:  
No one wished to speak

Those speaking against:  
No one wished to speak

Deliberations:

Merillat asked what draft we were looking at. It is January 19, 2017, draft version 6, which was noticed in the newspaper.

Merillat asked regarding page 6-8 of the ordinance, on the table 117.603 A, Recreation Vehicle Seasonal Park should be added as number 78. Everything else would get pushed down.

Some discussion of the wording in 117.1605(J) and its meaning.

**Motion** by Cole to recommend to the Township Board for approval Amendment 2017-01 with the following changes:

1. "Recreation Vehicle Seasonal Park" should be added to the table (117.603A) on page 6-8.
2. For clarification, reword 117.1605(J) by changing "occupation from" to "occupancy only between". Seconded by Kingon

Roll Call:

Merillat: Yea, based on the high density and potential impacts on the surrounding property this should be a special use and the language supports that.

Cole: Yea, the language in the ordinance supports the density in the village zone.

Lefebvre: Yea, because it is consistent with the Master Plan and addresses concerns with density.

Kingon: Yea, it is consistent with the Master Plan and enhances commercial development in the village

Kopkau: Yea, it is consistent with the Master Plan and good for the business community.

Hefferan: Yea, based on page 8-4 in the Master Plan where it references the economy and enhancing existing villages.

**Motion carried.**

Hefferan closed the Public Hearing.

3. Boat Dockage Regulation Subcommittee Report:

This Subcommittee met and drafted some new language dated February 1, 2017 for 117.320, C, 3, which states that "Should a greater depth be required, an application may be submitted to the Zoning Administrator who may grant the request or refer the request to the Planning Commission for consideration." Merillat said this is not good zoning because there is no criteria for making the decision. Merillat also asked regarding if the regulation would run with the property or a particular boat. Some discussion if the waiver could it be time limited. Hefferan asked if an actual problem exists. The feedback has been that this was not necessarily a big problem, but many residents are going out past the 80ft limit on dock length. Kingon said he can see that this could be a trend that may be an emerging issue. The subcommittee will meet again

to discuss adding criteria. They will meet April 10 at 9am.

#### 4. Shoreline Protection Subcommittee Report:

Kington said the last meeting dealt with a specific issue of 300 foot of frontage and how many shoreline excavations are allowed. In 117.320,D,3,b we allow a 20 foot excavation for boat hoist access. In lieu of the access, you can build a deck in that space (117.320,D,3,c). We only associate that on a per parcel basis. The argument is that if there were three 100 foot parcels they would be allowed three 20 foot excavations or one per 100 foot parcel. Another option is to say you could have one 20 foot excavation per 100 feet of frontage. If you have a single owner with 200 or more feet they could have two 20 foot excavations. We did not reach a recommendation. Kington said he would prefer to change the ordinance to allow a 20 foot cut per 100 foot parcel. Lefebvre said it should be limited per land owner, to a max of two per parcel and would need to be put on separate 100 foot stretches. Hefferan said if a person has 800ft of frontage, he should be allowed one 20ft excavation per 100 feet. Why should they be restricted more than a person with less frontage. Merillat said he leans toward Kington and Hefferan's view that it should be pro-rated, but it should not all go together in one open space. The subcommittee will look at this when it meets April 10<sup>th</sup> at 10:00 am.

#### Create Subcommittee for Torch Lake SandBar Shop:

Lefebvre, Hefferan, and Merillat will meet on February 20<sup>th</sup> at 2:00pm and Kington will sub in for Lefebvre in future meetings if necessary.

#### Set Agenda for March 14, 2017:

1. Subcommittee report for Boat House Storage.
2. Subcommittee report for Torch Lake Sandbar Shop.
3. Set agenda for April meeting.
5. Agenda for March 14, 2017.

Meeting adjourned by order of the chair at 8:40 pm.

Respectfully submitted,



Joseph Merillat