

Milton Township
Planning Commission
Approved Meeting Minutes
June 13, 2017

Members present: Chairman Hefferan, Cole, Murphy, Merillat, Kingon, Kopkau, ~~and Kingon.~~

Members absent: Lefebvre

Also present: Weinzapfel and three audience members.

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

Approval of minutes dated May 9, 2017:

Pg 1: Kayak open house is May 24th rather than June 24th, correct date.

Pg 2: typo - "tree" to "three"

Pg 3: typo - "were" to "we are"

Pg 4: change - asked commission "to look into"

Pg 5: Correct spelling of "Ashley"

Pg 5: typo - "apply" to "applies"

Pg 5: typo - Set agenda for "June" rather than "July" meeting

Minutes **approved by unanimous consent** with corrections.

ZA Report:

Discussion of training in Cadillac in August.

Township Board Report:

Weinzapfel said there was a request by a citizen to begin work on a noise ordinance. We will discuss this later.

Public Comment:

No one wished to speak.

Agenda:

1. Adult Foster Care Group Home Large Subcommittee Report.
2. Cell Tower Subcommittee Report.
3. Shoreline Protection Subcommittee Report.
4. Torch River Marina Rebuild Subcommittee Report.
5. Outside Sales and Display discussion.
6. Noise ordinance discussion.
7. Set agenda for July 11, 2017 meeting.

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

Adult Foster Care Group Home Large Subcommittee Report:

Murphy said the last meeting was last week Tuesday. The application was complete and today the site plan is complete and signed. It was the opinion of the subcommittee to bring it to the commission for review. The subcommittee has reviewed all of the items on the site plan review and it is all reflected in the subcommittee report June 5, 2017.

Motion by Kingon to schedule a public hearing for 2017-03SU Adult Foster Care Group Home Large on July 11, 2017. Seconded by Cole. **Motion carried.**

Cell Tower Subcommittee Report:

The Subcommittee met on May 24th. Ben Varning is here today to represent Pyramid Network Services LLC on behalf of ERS Telecom Properties that is requesting a Special Land use Permit for construction of a wireless communication tower on Ringler Road owned by Cherries R. Us Inc. (05-12-325-013000).

A concern at this point is the size of the parcel. At this time both attorneys are working through and agree that this can be done without a land division. The land division act does not apply in this situation. They will do an easement agreement rather than a lease. It will be a one year easement with 24 renewals. In addition, they will lease two acres of property and give rights back to the land owners as a secondary step.

Murphy discussed that there is a need for this tower based on the map showing coverage.

Cole asked what type of tower is it? It's a steel beam tower with no guy wires. In case of failure, it will collapse on itself rather than tip over

Hefferan reviewed the subcommittee meeting minutes which detailed the items that needed to be updated. Discussion about what applied and what did not and what had been updated. Will we waive the landscaping restrictions? This is out in the country with a shed or a barn off to one side. Cole asked what it does to the scenic vista. It is in a cherry orchard. You cannot see the base unless you drive right up to it. Merrillat said he has no problem waiving the landscape requirements. Murphy, Cole, Kopkau agreed. Regarding electromagnetic interference, they are governed by the FCC, they meet whatever the FCC regulates. They are not allowed to create interference with anyone on the tower or the ground. The proximity of the tower to the nearest temporary residence is 220 feet. There is a permanent residence at 1100 feet away. Cole asked if there is a bond for removal on this in case of bankruptcy. No. Project schedule will be provided. There may be some small exterior security lighting. No lights on the tower. Will there be storm water runoff? Varning said the way it is built will not create runoff. Does the height include the concrete foundation? The foundation will not add height.

Motion by Murphy to call for a public hearing for a Special Land Use permit for 2017-04SU, Cell Tower, subject to receiving the easement agreement, on July 11, 2017. Seconded by

Kingon. **Motion carried.**

Shoreline Protection Subcommittee Report:

Kingon worked on reorganizing the document. There is only one substantive change in the draft dated June 6, 2017 besides the re-organizing. If a parcel did not have an existing shoreline protection strip, they would need to install one in certain situations. There are some parameters on that by creating some flexibility to deal with unique situations. Cole said the danger there is it opens it up to potential abuse because someone will want an exception. Merillat said the problem is that this is up to the determination of one person. What is the criteria for making a decision? Reference the sketch plan review standards. When does it go to the Zoning Administrator and/or the planning commission? Next steps are to send this over to the Township Board for a cursory review. Kingon will rewrite to include the reference to the sketch plan review standards. Hefferan asked if there was any third party who could be used as an expert? What about soil erosion? Murphy said if a representation is brought to us, it must be done by a qualified landscape architect. Kingon said that there are landscape architects who specialize in shoreline stewardship. Kingon will take this back to another subcommittee meeting to address today's discussion. In the meantime, they will work toward getting this to the Township Board for early review. Chris will also discuss the idea about having soil erosion review our applications. Meeting will be set at a later date.

Torch River Marina Rebuild Subcommittee Report:

Cole said the biggest concern at this point is the water runoff from the parking lot. In the process of redoing it, John Peal wants to rework the dockage arrangement. Peal will lose a few slips, but he wants to cut into the bank 15 feet to make the changes. He's gone through MDEQ and they said to go ahead. Peal owns the little island in front of the marina and between the marina and the water. The discussion is where the 25 foot protection strip is. It is under one property tax id number. There is a site visit tomorrow at 9:00am.

Outside Sales and Display Discussion:

We were asked to consider adding outside sales and displays in the light manufacturing district. Is this something we want to discuss or not? A subcommittee of Merillat, Hefferan, and Cole will review this. The meeting will be set at a later date.

Discussion of possible noise ordinance:

Weinzapfel discussed the complaint of resident who is having trouble with a construction crew across her street. Weinzapfel will discuss with the township board before we create a subcommittee.

Set agenda for July 11, 2017 meeting:

1. Public Hearing for Adult Foster Care Home.
2. Public Hearing for Cell Tower.
3. Torch River Marine Subcommittee Report.
4. Shoreline Protection Subcommittee Report.
5. Outside Sales and Display discussion.

6. Set agenda for August meeting.

Meeting adjourned by order of the chair at 9:15 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Joseph Merrillat". The signature is written in a cursive style with a large initial "J" and a long horizontal stroke at the end.

Joseph Merrillat