

Milton Township
Planning Commission
Approved Meeting Minutes
May 9, 2017

Members present: Chairman Hefferan, Kingon, Merillat, Cole, Murphy, Kopkau.
Absent: Lefebvre
Also present: Weinzapfel and eleven audience members.

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

Approval of meeting minutes dated April 11, 2017:
Minutes **approved by unanimous consent.**

Meetings and Announcements:
Training available at Treetops in Gaylord on May 24th.

Township Board Report:
Weinzapfel gave an update on cabin, barn, and orchard removal at the Maplehurst property. Some asbestos removal will need to be done. Kayak launch open house is ~~June~~ May 24th at the new park property in Kewadin

Public Comment:
No one wished to speak.

Approval of Agenda:

1. Marc & Pauline Gilbert Public Hearing on Special Use Permit #2017-02.
2. Boat House Storage Public Hearing on Special Use Permit #2017-01.
3. Shoreline Protection subcommittee report.
4. Adult Foster Care Group Home subcommittee report.
5. Establish new subcommittee for John Peal/Torch River Marine repair/remodel.
6. Establish a new subcommittee for new cell tower.
7. Set agenda for June 13, 2017 meeting.

Agenda **approved by unanimous consent.**

Marc & Pauline Gilbert Public Hearing on Special Use Permit #2017-02:
The request was published in the April 20, 2017 Elk Rapids News.

Mr. Gilbert is looking at adding a pole barn so the total area of his accessory structures would exceed the square feet of his primary structure. Mr. Gilbert presented a modified site plan that changed from an addition to his existing pole barn to a new pole barn. All dimensions would be the same.

Merillat asked where exactly would the new building go.

Those speaking in support:

No correspondence from the public and no one wished to speak.

Those speaking against:

No correspondence from the public and no one wished to speak.

Heferan closed the Public Hearing.

Deliberations:

Cole said it does not come close to covering 40% of the 1.3 acre parcel.

Murphy said he agreed that we need a current/modified Site Plan to vote on. Weinzapfel said we would only need the square footage of the new structure on the Site Plan. Hefferan said the Site Plan should be modified to show the changes from last month. Mr. Gilbert drew a sketch of where the new building would go, signed and dated it May9, 2017.

Motion by Merillat to approve Special Use Permit 2017-02 for parcel 05-12-690-009-00 to construct an accessory building as requested in the application dated 3/13/2017 pursuant to 117.305.A.4 of the zoning ordinance per Site Plan presented to the Planning Commission on May 9, 2017. Seconded by Murphy.

Roll Call:

Cole: Yea, the 1.3 acre parcel is large enough.

Kingon: Yea.

Kopkau: Yea, it does not cover 40% of the parcel.

Murphy: Yea.

Merillat: Yea, it meets the requirements of 117.1602.

Hefferan: Yea, it meets the requirements of 117.1602 and does not change the essential character of the area.

Motion carried.

Boat House Storage Public Hearing on Special Use Permit #2017-01:

The request was published in the April 20, 2017 Elk Rapids News.

Dusty Christensen with Mansfield gave a brief presentation regarding the specifics of the project. Existing uses are indoor boat storage. Currently zoned Light Manufacturing and Processing with a current use of Boat Storage. Will use existing drive. Only new building proposed are the three mini-storage units. There is an existing storm water system. Soil erosion will review that, but they believe it will be suitable for the expanded use. Marine sales and repair will all be done indoors. There is capture equipment for any fluids removed from boats and will be disposed of environmentally and properly. The wetlands on the site will be left intact and provide a buffer to surrounding properties. There is an existing greenbelt buffer which they intend to keep.

Murphy asked about the buffer. The current greenbelt buffer will be maintained and new trees will fill in any gaps.

Kington asked about the sign. The sign may be updated to include the new uses if approved. It will comply with the ordinance. What about the outdoor display? It would be a seasonal display. It does not meet the definition of Outside Sales and Display. There was discussion at the last meeting about putting a time limit on the display.

Cole said this is not allowed in manufacturing, only in the village. Boats or other items could be displayed for sale on the property, but not visible from the road.

Those speaking in support:

No correspondence from the public.

John Peal said that the only reason that they are having to go through this is because of a change in the ordinance and there is no reason to deny it.

Those speaking against:

No correspondence from the public and no one wished to speak.

Heferan closed the Public Hearing.

Deliberations:

Cole only has a problem with the display part of the Site Plan, everything else is fine. Outside Sales and Display is not allowed in the M zone.

Hefferan recapped the discussion of this topic from last month.

Cole said it gets into the sign chapter of the ordinance and this is what we are trying to avoid.

Murphy said the definition of Outside Sales and Display excludes things which are temporary and seasonal. This does not meet the definition of Outside Sales and Display because it is temporary.

Hefferan read the definition of Outside Sales and Display from 117.215.

Kington said this type of display would be allowed in the Village, but not in Manufacturing.

Hefferan said he does not believe the area on the Site Plan meets the definition of Outside Sales and Display.

Hefferan asked Christensen to respond to the discussion. Christensen reiterated that they were working off the assumption that this area does not meet the definition of Outside Sales and Display and would be willing to have a time limit established for it like a beginning date and ending date.

Kingon said we would need to establish some parameters on the timeframe for this display as a condition of approval.

Cole does not believe it was the intent of the township to allow this type of display. Maybe the wording could be improved. He cannot agree to any time limit on the display area.

Merillat suggested adding a time limit and a number of items to be allowed to be displayed.

Hefferan asked Mr. Anderson to respond to the discussion on the display area. Mr. Anderson said that one of the special use requests is for Marine Sales, Service and Repair. It is reasonable that they be allowed to have a small display area as part of that use.

Murphy said this operation is not manufacturing something that should be completely screened.

Kingon said the part about “routine and continuous” in Outside Sales and Display could be two weeks, two months, six months.

Christensen requests the commission ~~will~~ to look into amending the ordinance to allow this type of display in the M zone.

Motion by Cole to approve Special Use Permit 2017-01 for parcel 05-12-535-005-00 for the following three additional uses: 1) Marine Sales, Service and Repair; 2) Outdoor Storage; 3) Warehouse, including Mini-Warehouse as requested in the application dated 03/21/2017 subject to the Site Plan dated 03/21/2017 with the elimination of the Temporary Seasonal Display Area. Seconded by Kingon.

Roll Call:

Kingon: Yea; Meets the special use requirements of 117.1202 Light Manufacturing and is consistent with the Master Plan in promoting economic development.

Kopkau: Yea; agrees with Kingon.

Cole: Yea; it meets the requirements of 117.1202 and 117.1602.

Murphy: Yea; agrees with Kingon with the most important is it helps with the economic growth of the community.

Merillat: Yea, it complies the ordinance and with chapter 8 of the Master Plan.

Hefferan: Yea, it complies with chapter 8 of the Master Plan, specifically the section on supporting businesses.

Motion carried.

Remainder of agenda changed **by unanimous consent** to:

1. Adult Foster Care Group Home subcommittee report.
2. Establish a new subcommittee for new cell tower.
3. Establish new subcommittee for John Peal/Torch River Marine repair/remodel.
4. Set agenda for June 13, 2017 meeting.

Adult Foster Care Group Home subcommittee report:

The subcommittee has not met yet. Ashley is requesting a Special Use Permit for a 15 room Large Adult Foster Care Group Home (117.1102) housing 13 to 20 people in the village of Torch River at the site of the current motel. Will be state licensed. Plan to close in walkway and possibly adding a 20ftx20ft structure in the middle. The subcommittee will meet on May 22, 2017 at 5:00pm.

Establish a new subcommittee for new cell tower:

Austin Babish representative for ERS Telecom Properties is requesting a Special Use Permit for a new 195ft Wireless Communication Tower (117.1002) to be constructed off Ringler Rd between Western and Cherry Ave. on Cherries-R-Us property. The tower will host Verizon antenna. A subcommittee of Hefferan, Murphy and Kopkau will meet on May 24, 2017 at 8:00am.

Establish new subcommittee for John Peal/Torch River Marine repair/remodel:

John Peal said he needs to repair/replace some of Torch River Marine that was built in the 1960's and 1970's due to seawall failure. He has the DEQ permits and needs to see how 117.320 applies to the situation. Kingon, Cole and Lefebvre will be on a subcommittee with a meeting time to be determined.

Shoreline Protection Subcommittee Report:

Kingon said the current draft may be too restrictive and the subcommittee will be meet again to discuss changes. Meeting time to be determined.

Set agenda for June 13, 2017 meeting:

1. Adult Foster Care Group Home subcommittee report.
2. Torch River Marine subcommittee report.
3. Cell tower subcommittee report.
4. Shoreline Protection subcommittee report
5. Set agenda for ~~June 13~~ July 11, 2017 meeting.

Meeting adjourned by order of the chair at 9:00 pm.

Respectfully submitted,



Joseph Merrillat