

Milton Township
Planning Commission
Approved Meeting Minutes
June 12, 2018

Members present: Chairman Hefferan, Merillat, Cole, Murphy, Kingon, Lefebvre.

Members absent: Kopkau.

Also present: Weinzapfel and 2 audience members.

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

Approval of minutes dated May 15, 2018:
Minutes **approved by unanimous consent.**

ZBA Report:

Kingon said the ZBA is meeting this Thursday to deal with a setback issue. Kingon also reported about a meeting on vacation rentals he attended.

Agenda:

1. Clark & Sons Sign Subcommittee Report.
2. Walde Road Relief Subcommittee Report.
3. Dowker Outdoor Storage/Marine Sales and Service Subcommittee Report.
4. Discussion of 117.305A4.
5. Discussion of accessory structures 117.201A.
6. Set agenda for July meeting.

Public Comment:

Ed Martel gave a comment regarding vacation rentals and how he has used them.

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

1. Clark & Sons Sign Subcommittee Report:

Lefebvre gave an overview of the meeting minutes dated May 31, 2018. The issue is the building where the sign is displayed is not the physical business address. The question is if we could authorize a sign for a business within the village zone that is owned and used by the business even though it is not the primary address of the business. Given that the structure is a barn and is used for storage, that is part of their business operation. Our recommendation is that they have a mailbox erected at that site, it would meet all the portions of the ordinance under 117.1104. There has subsequently been a mailbox put at the site. We felt it was consistent with the Master Plan to support a business that is providing a service to residents.

Kingon said this is an opportunity to establish this as their business location. This is now set back to Weinzapfel for his review. Cole said he is worried about the precedence this sets. Merillat,

Murphy, Kingon and Hefferan agree with the subcommittee's conclusion.

2. Walde Road Relief Subcommittee Report:

Cole gave a presentation of the subcommittee report dated June 5, 2018. The Waldie family purchased parcel C and they want to put a new split (100 foot in width) for the purpose of creating a 40-foot access to the lake with 20-foot on each property abutting each other. Miller Rd that continues toward Elk Lake is a two track. It looks smaller than most of the driveways. This is a private road. In order for him to get an additional split, they would have to comply with 117.1905B. There are currently four parcels served by the private road. You can have up to *two* ~~three~~ and they are counted as a driveway situation. From 3-6 parcels there are several conditions required. They were asking for a waiver to those conditions, so they could gain one more split. The subcommittee could not see a way for any emergency vehicles to get down there. Our recommended is to not offer a waiver for road relief. There are already four 300-foot lots. Kingon said that Mr. Waldie did consult with someone about building a road from Chippewa Trail across property 05-12-111-001-00, but the grade would not have allowed it. Murphy asked for clarification regarding the roads on the map. Cole said it is very narrow. Too narrow to allow further splits without improving the road. This decision was made for the health, safety and welfare of residents.

Hefferan asked how we got to this point. Weinzapfel said we do not have an application yet.

Mr. Martel is here as a representative of Mr. Waldie. He talked about the history of the parcels in the area and the easements. Mr. Waldie is planning on putting a drive from Chippewa Trail to his home someday. The road is shared by four parcels, but Goetz on the first parcel also has access to Ridgewood. The other neighbors have an issue because there was never an agreement on road maintenance, so no one can make anyone do anything. The subdivision control act says you have to have proper ingress and egress. His only plan was to put the line there so when the excavator is there, he can dig the bank but the new parcel won't be for sale.

Cole said it comes back to the desire for the use for the split. What we decide goes with the property, not the individual.

Mr. Martel asked about doing a lot line adjustment. Murphy said the threshold is the number of parcels. Mr. Martel will discuss the lot line adjustment with Mr. Waldie.

3. Dowker Outdoor Storage/Marine Sales and Service Subcommittee Report:

This subcommittee did not meet as Dowker was not available. Lefebvre will take over for Hefferan on this subcommittee. They will set a time to meet later as Kopkau is not present. Merillat, Lefebvre, and Kopkau are on the subcommittee currently.

4. Discussion of definition of Accessory Structure, Structure, and Premises.

Cole read the definition of "Accessory Structure" and commission members said this definition should be rewritten. Kingon and Murphy will be on this subcommittee and will set the date to meet later. The subcommittee will also look at the definition of "Structure" and consider adding a definition of "Premises"

5. Discussion of 117.305A4:

Hefferan gave the background for the necessity of the discussion. Kingon asked what the original intent was behind this ordinance. Merillat said he feels this is a fairness issue. Cole said part of the fear is that this large accessory structure might become a dormitory for out of town guests and this does not really address that problem because of the definition of accessory structure. Murphy discussed the character issue. Cole said it is difficult for us to make this determination. The question is should we delete A4. Hefferan said size of a building is not subjective and thinking about this, is it fair? It probably is not. Murphy said lot coverage is more appropriate to make this determination. Lefebvre is fine with deleting 4A. Kingon agrees. Cole agrees. Murphy agrees. Merillat agrees. Hefferan agrees. This would require a public hearing. We will wait to see what we come up with on the definitions subcommittee to see if we need other public hearing and we can group them together in the future.

6. Set Agenda for July meeting:

1. Dowker Outdoor Storage/Marine Sales and Service Subcommittee.
2. Definitions Structure/Primary Structure/Premise Subcommittee.
3. Set agenda for August.

Meeting adjourned by order of the chair at 8:38pm.

Respectfully submitted,

A handwritten signature in black ink that reads "Joseph Merillat". The signature is written in a cursive style with a large initial "J" and "M".

Joseph Merillat