

Milton Township
Planning Commission
Unapproved Meeting Minutes
June 14, 2016

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

Also present: Weinzapfel and X audience members

Stilson called the meeting to order at 7 pm.

Approval of past minutes dated May 10, 2016

Hefferan noted the correct spelling of: Shaffer rather than Schaffer.

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

Agenda:

1. Subcommittee Reports:
 - A. Special use for a pole barn in a R1 zone
 - B. Rezone from Ag to R1 Zone
 - C. Rezone from Ag to light manufacturing
 - D. Protection strip/storm water
2. Discussion on campgrounds for recreation vehicles
3. ZA Report
4. Set agenda for July meeting

Special use for a pole barn in a R1 zone:

Hefferan said the subcommittee recommends holding a public hearing on the special use.

Motion by Hefferan to hold a public hearing for 2016-03 Special Use on July 12, 2016.

Seconded by Kingon.

Discussion: Cole asked regarding the square footages. The largest cabin on the property is 546 ft². The applicants intend to build an accessory structure that is 1140 ft². There is no issue with lot coverage because the lot is large. The pole barn would cover less than 5% of the entire parcel. Kingon added that the applicant is aware of lighting requirements. This is a single story pole building. There will be attic trusses for storage. **Motion carried.**

Rezone from Ag to R1:

Hefferan said the applicant is requesting a parcel off Chippewa Trail to be rezoned. Ag requires a parcel to be 200 feet in width throughout, but the desired split would not meet that requirement.

We discussed options. There was some concern because rezoning this property is not in the future land use map of the township. It would conflict with the surrounding properties. All property to the west is R1, but mainly large parcels. The other three sides are zoned Ag.

Weinzapfel suggested a potential resolution which involves a split with an easement. Not exactly what the applicant wants, but would still allow them the ability to divide it directly down the middle, east to west. As the report reflects, the recommendation from the subcommittee is to

deny the applicant's request to rezone from Ag to R1. Weinzapfel clarified that the decision on the rezone is not tonight. They have a right to go to a public hearing.

Discussion: If it goes R1, it could be subdivided into small lots by future owners as the area is large despite the fact that the present owners want to divide it in thirds. **Motion** by Hefferan to proceed to public hearing on Mr. Hunt's application 2015-6, requesting a rezone from Ag to R1 on parcel 05-12-111-004-00 on July 12, 2016. The motion was made, but no second. The applicant withdrew the request for a rezone on the parcel.

Rezone from Ag to Light Manufacturing:

Merillat discussed the report dated May 24, 2016. Subcommittee consisted of Cole, Merillat and Kingon. This same request was denied on August 11, 2015. We looked at the history and the fact that the township created the non-conformity. The same exact thing was going to happen to two parcels on Indian Rd and we corrected those by making them Manufacturing. With this parcel, we did not actively make that decision, it was missed. We decided as a committee that we have a chance to correct our mistake. If this is rezoned to M, and the property changes hands, the potential business allowed are not highly problematic except for a couple. We no longer want this to be non-conforming. We should have corrected this when we did the whole ordinance. Weinzapfel was going to look and see if we did this since it is not on the Future Land Use Map. Derman recommends addressing the Future Land Use Map first. Kingon said there are two ways to go here. We could just change it or the second option is to go with contract zoning, which we debated once before and the commission did not feel positive about that. Lefebvre said after much thought, she feels that the Master Plan is getting at maintaining local jobs. There is no greater industry than something that is dependent on the lakes. She views this as something that is somewhat supported by the Master Plan and would be in favor of changing the Future Land Use Map. Cole said one thing we would lose is the restrictions that were placed on the original PUD. Cole asked if there is a way to go M and put limitations on what's there. No, only if we did the contract approach. The subcommittee did not come to a recommendation, but they feel they need to correct the mistake. The only viable option is to rezone to M. Stilson asked regarding the Letter from W. Peter Doren dated May 20, 2016. Kingon said that did not influence the discussion at all. Is there an application? Yes. 2016-07.

Motion by Hefferan to hold a public hearing on July 12, 2016 for a rezone 2016-07, parcel 05-12-535-005-00 from A to M. Seconded by Kingon. Discussion regarding the Future Land Use Map and the order of the process. Kingon said we could also discuss our intent to change the Future Land Use Map. **Motion carried.**

Discussion on Campgrounds for Recreation Vehicles:

John Peale said under the old ordinance, campground was in the A zone. With the new ordinance, the intent was to take it out of A and put it in Village. The question is where we can put a campground in the township. Currently RV campgrounds aren't allowed anywhere in the township. We have campgrounds with tents, but RVs are specifically excluded. We would have to amend the ordinance to include recreational vehicles. Discussion on where the 40 acre size requirement came from in 117.1606. Cole believes it came from our consultant, Williams and Works. Hefferan suggested this go to subcommittee. The concept is reasonable. The

subcommittee will consist of Hefferan, Kingon and Cole will meet June 23rd at 5:30 pm.

Protection Strip/Storm Water:

The latest draft did not make it out to the planning commission prior to the meeting, but a copy has been provided. The subcommittee has been wrestling with looking at storm water issues. They met with Heidi Shaffer. Lefebvre came up with excellent language for storm water. It's good, but perhaps not good for our township as it may be too much for our township to deal with. We've decided not to pursue storm water issues to that degree. We've gone over our January draft and updated it. It's currently dated 6/9/16. Kingon discussed the specific differences between the current ordinance and the proposed language. The commission members would like a chance to study this more closely. Please send us any suggestions and let us collect your comments and the subcommittee will meet again to revise and bring it back to you.

ZA Report:

Hefferan and Kingon discussed training they attended regarding taking minutes for administrative decisions. They passed out a hand out from the training with some sections highlighted for board members to review. It's a good refresher for commission members.

Set Agenda for July:

- Public Hearing on Special Use for Accessory Structure for pole barn in R1
- Public Hearing for rezone from A to M
- Subcommittee Reports:
 - Protection Strip
 - Campground/RV

Motion by Hefferan to adjourn at 9:10pm. Seconded by Kingon **Motion carried.**

Respectfully submitted,

Joseph Merillat