

Milton Township
Planning Commission
Approved Meeting Minutes
May 10, 2016

Members present: Chairman Stilson, Merillat, Cole, Kingon, Hefferon, and Kopkau

Members absent: Lefebvre, excused.

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

Approval of past minutes dated April 12, 2016:
Correct Heidi Lange to Heidi Shaffer.

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

Upcoming meetings and announcements:

Banks Township is doing a basic planning class. Kingon and Hefferan are attending. It will be at Banks Township Hall on May 16th at 6-8 pm.

Township Board Update:

Cole gave an update on the Maplehurst Property. There is a Parks and Rec. meeting tomorrow night.

Agenda:

1. Create subcommittees for:
 - A. Special use for a pole barn in R1.
 - B. Rezone AG to R1.
 - C. Mark Anderson rezone.
2. Public hearing for Waterfire Winery Tasting Room.
3. Subcommittee Report on Protection Strip/Storm Water.
4. Fireworks Report
5. Bylaws Subcommittee Report.
6. ZA Report.
7. Agenda for June Meeting.

Creation of subcommittees:

Creation of subcommittee for special use for a pole barn: Kopkau, Hefferan, and Kingon. The subcommittee will meet May 12th at 6 pm.

Creation of a subcommittee for a rezone of AG to R1: Cole, Hefferan, and Kopkau. The subcommittee will meet May 25th at 8 am.

Creation of a subcommittee to rezone from Ag to Light Manufacturing: Merillat, Kingon, and Cole. The subcommittee will meet May 24th at 1 pm.

Public Hearing for Waterfire Winery Tasting Room:

Owners are Michael Newman and Chantal Lefebvre of 12180 Sutter Rd, Kewadin, MI 49748, property tax ID 05-12-524-002-20. Current zoning is Ag with property surrounded by farms and woodlands with a home to the east. Current use is Ag, residential and wine grapes. Master Plan encourages this use in Chapter 8. Area has 26 acres. Building size 960ft², 244 foot side set back and 605 foot set back off road. A subcommittee was formed of Kingon, Kopkau, and Merillat which reviewed the application, site plan, noting section 117.1601 special land use, parking, lighting, signage and greenbelt.

No conflicts of interest.

The secretary read one letter received in support from Bruce Longton of Sutter Rd.

The Public Hearing was advertised in the Elk Rapids News on April 21, 2016.

Michael Newman gave a presentation:

Selling directly to the consumer is the most profitable way to go and this is what we would like to do. The building is in the middle of our parcel, which makes it harder to see from the roads. The total foot print of the building is 960 sq. feet. It is 600 feet to Sutter Rd. There are good setbacks all the way around. There is about 700 feet from the tasting room to our nearest neighbor to the west. Our neighbor's son, who lives in the home, actually works for us. The driveway will have a total of 11 parking spaces to comply with the regulations, 10 for customers and one for an employee. It will be gravel, except for the handicapped spot which will be concrete. We will have seating for 20 people inside and out. There will be exterior lighting, but we do not expect to be using it. We will be closing by 7 pm. It will be a seasonal business. Any lighting will be dark sky friendly and will not project into the sky or toward the road. Regarding signage, we will have a Pure Michigan sign on US 31 for north and south bound traffic to indicate where to turn onto Sutter. It will also list the months we are open. Other than that, we will put a banner at the fencepost at the corner of the driveway to indicate where to turn and it will be no more than 12 square feet. We plan on being good neighbors and keep the rural nature of our area.

Subcommittee Comments:

Kingon said the subcommittee carefully went through the special use that we went through in the ordinance and a very thorough staff report. They do not have a license from the Health Department yet, but that will not happen until the kitchen is up and running. All other licensing is correct and up to date.

Cole asked about liquor control licenses. Newman said yes. We have a license that applies to their wholesale business and will now include the retail wine sales.

Stilson said it looks like you really did your homework because everything the ordinance requests, you have completed.

Comments from the Public for Information Only:
Mark Anderson said it is a great idea.

No one wished to speak in support

No one wished to speak in opposition

Board Deliberations:
The staff report is complete and well done.

Cole: I see it as a positive thing. There are no negatives. It won't impact the neighbors.

Kington: Consistent with the Master Plan and the new language in the ordinance. They have met all of the obligations

Kopkau: Everything is in good order.

Motion by Cole to approve the Special Use Permit for Waterfire Winery Tasting Room.
Seconded by Hefferan.

Roll Call:

Kington: yea, based on consistency with the ordinance and Master Plan.

Kopkau: yea, based on a great addition to the township and it follows the Master Plan

Merillat: yea, based on it meets the ordinance requirements and it meets the special land use review standards 117.1602. Also, it meets the Master Plan specifically 8-4, numbers 1 and 6, retaining to small business and diversification of ag production.

Cole: yea based on exceeding minimum requirements of the Master Plan and the ordinance specifically sections 117.1602 and 117.1621.

Hefferan: yea, based on meeting the ordinance and the Master Plan

Stilson: yea, based on meeting the ordinance and the Master Plan and that it meets all of the conditions of the special use section.

Motion carried 6-0.

Protection Strip/Storm Water Subcommittee Report:

Kington gave a report. The subcommittee met April 22, 2016. They met with Heidi Shaffer and talked about the brown algae that is affecting area lakes and the need for storm water management. Shaffer shared with us an ordinance that was developed by The Watershed Center. The township has the authority to be more stringent than the county or the state and she encourages us to do that. We left that meeting and did some more research on our own and met again today to review the sample ordinance from The Watershed Center. We will look at that and see if there is anything in there that we can use. We are still in the exploratory phase. The next meeting will be set when Chantal can meet.

Fireworks Discussion:

Weinzapfel had previously sent a report to the commission that included an ordinance from Rose Township. Enforcement is always an issue. Rose Township has a constable and the state police would also enforce. Antrim County is not interested in doing a county wide ordinance and the sheriff is not interested in enforcing a township ordinance. Kingon asked if this issue has lessened with the new rental ordinance. Weinzapfel said it has its moments, but largely it is not an issue with the weekly rentals. The commission members discussed and do not feel that this is an issue that needs to be addressed at this time.

Bylaws Subcommittee Report:

Hefferan provided a report dated April 21, 2016. No changes are recommended. Without objection the bylaws were reviewed and no changes made.

ZA Report:

Weinzapfel gave an update on the printing of new ordinance.

Agenda for June Meeting:

- Subcommittee report for Special Use for Pole Barn.
- Subcommittee report for rezone from AG to R1.
- Subcommittee report for Mark Anderson Rezone.
- Subcommittee report for protection strip/storm water.

Motion by Kingon to adjourn at 8:10 pm. Seconded by Cole. **Motion carried.**

Respectfully submitted,

Joseph Merillat