

Milton Township
Planning Commission
Approved Meeting Minutes
April 11, 2017

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

Also present: Weinzapfel and three audience members.

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

Approval of meeting minutes dated Feb. 7, 2017:

Motion by Cole to accept the minutes as presented. Seconded by Kingon. **Motion carried.**

Meetings and Announcements:

Training available at Treetops in Gaylord on May 24th.

Township Board Report:

Cole gave an update on the Bigelow property and the Maplehurst property.

ZBA Report:

Kingon said the ZBA met and elected officers.

Public Comment:

No one wished to speak.

Approval of Agenda:

1. Introductions and welcome to PC member Bruce Murphy
2. Boat House Storage Special Use Permit
3. Marc & Pauline Gilbert Special Use Permit
4. Shoreline Protection SC Report
5. Boat Dockage SC Report
6. Torch Lake Sandbar Shop report
7. Public Hearing procedures checklist draft document
8. Set agenda for May 9, 2017

Agenda **approved by unanimous consent.**

Introductions and welcome to PC member Bruce Murphy:

Bruce Murphy was appointed to the Planning Commission by the Board. Members introduced themselves.

Boat House Storage Special Use Permit:

Merillat/Lefebvre/Hefferan were on the subcommittee. The Subcommittee has met twice.

Merillat gave a presentation and overview of the meetings. The Special Use Permit is for 3

additional uses to include Marine Sales and Service, Outdoor Storage, and Warehousing. The subcommittee has recommended this go to public hearing.

Dusty Christensen with Mansfield, agent for Mark Anderson gave a presentation regarding the specifics of the project. Existing uses are indoor boat storage. The wetlands on the site will be left intact and provide a buffer to surrounding properties. 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. They will be disposed of environmentally and properly. There is existing buffer which they intend to keep. The only new structures will be the mini storage buildings. They will be built in phases as the market demands. Regarding parking, there will be parking near the office building where people enter the site as well as for the mini storage. Lighting will comply with the ordinance standards. Outdoor storage will be screened by existing buildings and greenbelt buffers. Existing utilities will remain.

Kington asked where nearest homes are located. There are homes located to the west. Nearest structures to the east and south are agricultural structures.

Cole asked regarding boat staging areas, what does that mean? Boats that are waiting to get inside to be serviced and those that are waiting to be picked up. Where are those located and how does the screening take care of that? Mark Anderson said the trees are 35 feet tall and will screen this.

Cole asked regarding outside sales and display area. This is not allowed in manufacturing. Only in the village. Christensen said it was discussed during a subcommittee meeting and was noted in the ordinance that seasonal outside sales and display was acceptable. The definition of Outside Sales and Display does not include seasonal sales. Hefferan said on the Site Plan, it is indicated as temporary seasonal display for 4-6 months. 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. Cole recommended putting a specific time frame in the conditions of the approval. Christensen said they may put a dock and boats in this area. They would be removed during the winter.

The sign may be updated to include the new uses if approved. It will comply with the ordinance.

Murphy said at the very end, there is a section of the buffer that is dying. Anderson said he is aware of this and will put new trees in that section. Murphy asked regarding the mini storage units that will be built as needed. The permit is good for two years. The provision is that the project must begin within that time frame and then it can carry on. They can always come back and re-new.

Merillat said there will be photos for views on the property that Weinzapfel will have ready for the public hearing. Planning Commission member are welcome to visit the site.

Motion by Lefebvre to bring Boat House Storage Special Use Permit for Marine Sales and

Service, Warehousing, and Outdoor Storage, to public hearing at the May 9, 2017 meeting. Seconded by Murphy. **Motion carried.**

Marc & Pauline Gilbert Special Use Permit:

Weinzapfel provided notes regarding this situation. 117.305A4 requires a Special Use Permit if the footprint of accessory structures on a R-1 zoned parcel will exceed the total floor area of the primary building. The commission approved a special use permit for a pole barn that exceeded the cottage square footage on July 12, 2016 in a similar situation. Mr. Gilbert is looking at adding a pole barn so the total of his accessory structure would exceed the square feet of his primary structure. He has 1.5 acres. Mr. Gilbert gave a brief presentation. 12.62 percent of the lot would be developed once everything was finalized.

Merillat he is not in favor of having the provision in the ordinance in the first place.

Kingon asked regarding a statement about expanding the master bedroom in the home. Yes, a future plan.

Motion by Kingon to call for a public hearing at the May 9th, 2017 meeting for a Special Use Permit as required by 117.305A4 to construct an accessory structure larger than the total floor area of the principal building for Marc & Pauline Gilbert. Seconded by Hefferan. **Motion carried.**

Shoreline Protection Subcommittee Report:

Kingon discussed the draft to 117.320 Waterfront and Boat Dockage Requirements. Kingon reviewed the major changes to the language. Kingon asked board members to review this and provide comments for the next meeting in May.

Boat Dockage Subcommittee Report:

Lefebvre said the subcommittee has decided to put this question on hold for the time being and do further study this summer.

Torch Lake Sandbar Shop Report:

Weinzapfel said that Grand Bay Marine has decided not to purchase the property. This Subcommittee is no longer needed.

Public Hearing Procedure checklist draft document for feedback:

No one received a copy of this. Hefferan will re-send.

Set agenda for May 9, 2017 meeting:

1. Boat House Storage Public Hearing.
2. Gilbert Public Hearing.
3. Shoreline protection Subcommittee.

Weinzapfel requests a subcommittee for adult foster care facility: Murphy, Kingon, and Cole.

Meeting adjourned by order of the chair at 9:07 pm.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Joseph Merillat". The signature is written in black ink on a white background.

Joseph Merillat