

Milton Township
Planning Commission
Approved Meeting Minutes
November 14, 2017

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

Also present: Weinzapfel and 1 audience member.

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

Approval of meeting minutes dated October 10, 2017:

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

Zoning Administrator Report:

Weinzapfel discussed the township attorney's thoughts on the shoreline protection strip ordinance language.

Township Board Report:

Weinzapfel said Maplehurst project is continuing. Discussion of demolition of the buildings and fire department training. Update on development of road end access at Bigelow property.

No public comment.

Agenda:

1. Public Hearing for North Shore Docks.
2. Shoreline Protection Strip Subcommittee Report.
3. Outside Sales and Displays Subcommittee Report.
4. Subcommittee Request for Rezone AG to Manufacturing.
5. Set agenda for December 12, 2017 meeting.

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

1. Public Hearing for North Shore Docks.

North Shore Docks, owner Tad Dowker is requesting a special use permit for outdoor storage for parcel number 05-12-302-017-36. Current zoning is manufacturing. Surrounding zoning is M to the north, V to the south, AG to the east and R-1 to the west. The staff report is dated November 14, 2017. Property address is 6978 Mason Drive, Kewadin, MI 49648. Master plan chapter 8 seeks to retain and promote small business within the township. Direct future light industrial and manufacturing development to the townships manufacturing zoning district, and direct future commercial uses to established, appropriately zoned areas within the township

No members had a conflict of interest.

This was advertised in the Elk Rapids News.

Dowker gave a brief presentation. The buildings are used for indoor storage. We've planted trees and irrigated the trees and made sure everything is within the requirements and we would like to use the outside area for storage for docks/hoists/trailers and other things relating to the business. We service over 700 customers. 150 boats stored inside and 20 boats and hoists outside. 80-90% are summer residents of Milton Township.

Weinzapfel said under 117.1202 Special Land Uses: Outdoor storage is a permitted use.

Merillat asked regarding the site plan regarding the driveways. This is correct that he is using his own driveway off Indian Road.

Hefferan asked regarding the green belt plantings. Do they meet the ordinance requirements? Weinzapfel is looking at it from a fire fighting concern. Dowker said the stored items are spaced apart and you can walk between them and access the buildings from the east and west side. Murphy agreed. Regarding the greenbelt buffer, it requires that it be high enough to block out the view. Will we have enough height out of those trees? Murphy said you could not build a fence tall enough to completely block out the stored items. The trees will grow to be taller than what is needed.

Hefferan said in regard to greenbelts with what has been done, are the definitions been met? Weinzapfel said it does not meet the total requirement of the ordinance. It exceeds the standard of tree plantings, but it probably does not meet 117.1205D. The trees now are 6-8 feet and extras were added at the corners.

Written correspondence in support.
None.

No one wished to speak in support.

Written correspondence in opposition.
One letter received from Kathleen Dwan dated October 25, 2017 in opposition.
One letter received from Rodger and Nancy Bandeen dated October 26, 2017 in opposition.

No one wished to speak in opposition.

Public Hearing Closed.
Commission began deliberations.

Kingon said for the record we have discussed outdoor storage as a special use allowed by our ordinance. From my point of view, I am satisfied that this application meets the ordinance requirements.

Merillat asked regarding the site plan. On a prior approval of a site plan for outdoor storage, it was marked where items would be stored. Here we do not have that. Murphy said he can store anywhere outdoors on the property. Merillat said if firefighting is a concern, we should make a condition that there are one or two paths coming from Ancient Mariner for firefighting purposes. Murphy asked Dowker if he could leave one fire lane access. Dowker said yes. It is in his best interest. There should be unobstructed fire access. Merillat said the special use will run with the property. Weinzapfel asked if there is a straight in path right now, with no weaving back and forth with a fire hose? Yes.

Motion by Murphy to approve special use permit 2017-05 SU for outdoor storage with the following conditions:

1) A buffer of appropriate evergreen trees being planted along the south side of the subject property at Indian Road and along Mariner Drive leading into the Ancient Mariner storage condominiums. All trees shall have a height of no less than 6 feet. And shall be placed in staggered double rows no more than 15 feet apart on the Indian Road side of the subject property and a single row no more than 15 feet apart on the mariner Drive side. In addition, all trees being planted shall be planted a minimum of 10 feet from the subject property lines and or an adjoining easement.

Appropriate action should be taken by the owner to assure that the trees are properly cared for overtime. Any trees that are lost must be replaced in the next planting season so as to maintain the tree buffer required.

2) All items stored outside shall only consist of boats, boat trailers, boat hoist and new and used docking platforms. All items must be stored in a neat and orderly fashion. Items that are not in working order, serviceable for sale or considered to be discarded or trash shall not be stored outside. All items stored outside must have a minimum of 1 foot setback from the subject property line or recognized easement.

Seconded by Lefebvre.

Discussion. Heffern said in regard to the people who have taken the time to write us, specifically Mr. Bandeen suggests that Mr Dowker construct another building. Outdoor storage is allowed in the ordinance under a special use permit.

In regard to Mrs. Dwan, this was a violation of the ordinance up until now, however if the commission wishes to approve the application we would be bringing him into compliance. Weinzapfel clarified that he was not in violation of the ordinance, but rather the speical use permit that was issued for his storage buildings.

Roll call:

Kingon: yea, because it is in the light manufacturing zone which is encouraged in the Master Plan and it meets the ordinance.

Lefebvre: yea, because the Master Plan supports existing businesses and water related businesses.

Kopkau: yea, it is supported by the Master Plan.

Murphy: yea, it promotes business for our community and is permitted under a special use permit.

Merillat: yea, because it meets the ordinance and creates an additional use for an existing property.

Heffern: yea, Page 8-4 of the Master Plan seeks to promote small business within the township.

Motion passed. 6-0

2. Shoreline Protection Subcommittee report:

Kington explained that two changes were made to the language. The new draft is dated November 6, 2017. One change was to strike the language prohibiting the spreading of fertilizer in the shoreline protection strip. Another minor change was a minor text change, simplifying the language. We will wait for further deliberations from Derman with the goal of having a public hearing in January.

3. Outside Sales and Display Subcommittee report.

We can call for this public hearing next month for January if one is called for Shoreline Protection.

4. Subcommittee Request for Rezone AG to Manufacturing.

This is the McLaughlin property that is currently a gravel pit. Murphy, Lefebvre and Cole will be on the subcommittee. November 21st at 9 am is when the subcommittee will meet if it works with Cole upon his return.

5. Set agenda for December 12, 2017 meeting.

1. Shoreline Protection Subcommittee Update.
2. Outside Sales and Displays Subcommittee Update.
3. Dowker Rezone Ag to M Subcommittee Report.
4. Set agenda for January meeting.

Respectfully submitted,



Joseph Merillat