

Milton Township  
Zoning Board of Appeals  
Meeting Minutes  
September 13, 2018

Members present: Chairman Anderson, Atkinson, Jankowski, Burdo, Kingon, and Kopkau

Also present: Weinzapfel

Anderson called the meeting to order at 7:10 pm and the Pledge was recited

Approval of Agenda:

Add Approval of agenda

Add approval of meeting minutes dated 8/8/18

Motion to approve the agenda by Jankowski/Kopkau. Motion carried.

Approval of meeting minutes dated 8/8/18

Corrections: Attached as a separate document due to extensive changes.

Motion to approve the minutes as corrected by Kingon/Atkinson. Motion carried. Kopkau abstained because he was absent at that meeting.

Correspondence:

None

ZBA Member Comments:

Anderson suggested board members look at training to update their skills. Weinzapfel provided The Zoning Board of Appeals Handbook from Steve Langworthy. There hasn't been much ZBA training coming up.

Anderson said he feels some citizens believe there is too much regulation in the township. Anderson asked about a possible residential lighting ordinance. Kingon gave the background on the subcommittee and discussions had at the planning commission level. Anderson said if he was a good neighbor and his neighbor asked, he would certainly do as asked. Is this something that needs to be regulated.

Jankowski discussed the previous variance and SW Torch Lake Drive and the overlay of that area allowing a 20 front yard setback. No one was sure at the time. Weinzapfel said it's not an overlay. It's the ability for the PC to grant relief for lots that are not able to handle a 24 foot wide home without a variance. There are some homes that don't have a building envelope at all. In that case, the PC has the ability to grant relief. Weinzapfel discussed the specifics of each setback. This is one of the things Jankowski was criticizing that those people can have something the people of Rex Terrace can't have. Weinzapfel said the difference is the people on SW Torch have no building envelope. There is nothing. This parcel was big. That's the difference you are looking at and that's where the PC came in to give some relief to those lots that have little to nothing in a building envelope, rather than come to the ZBA for a constant variance request. Jankowski said but when were having this hearing and you were asked why you said the setback was for safety purposes. Jankowski said he would agree with that setback if this was a road leading into a subdivision, but this is a historic resort. I think the reason for safety reason is not necessary in this instance.

Kingon said this example of outdoor lighting is going too far in terms of regulation, correct, Anderson?

Anderson said that's right.

Kopkau said he agrees with Anderson that this could be too much regulation. Kingon said there are other examples of people who can't sleep at night because of light that shines into their room and this neighbor wouldn't work with their neighbor.

Anderson said he feels that people are feeling pinched and they will say enough and you'll have an audience full of people who will not tolerate it.

Kopkau asked if we will now have to have the minutes recorded and transcribed. Anderson said no. He doesn't feel that is necessary. Jankowski said he feels the minutes should reflect the discussion.

Kington suggested that the secretary also review the minutes and make corrections before the board members review the minutes.

Atkinson said it's important that the finding of fact be listed as clearly as possible, but not the discussion.

Anderson said he will read the material provided by Weinzapfel

Anderson asked about the project at the old township hall and Maplehurst. Weinzapfel discussed the specifics of the plan.

Kington said regarding the planning commission he's not sure you understand how much we help the residents. We allow residents to have stables, wine tasting centers because if it's not stated in our ordinance, it's not allowed. He provided additional examples.

Weinzapfel asked if there is anything different he should be doing for the ZBA. Anderson said no. It was a difficult hearing. Weinzapfel said there are many requests that never make it to the board because he shows the potential applicant what standards must be met. If you have questions about what you are reading, ask Weinzapfel.

Old Business  
None

New Business  
New

Report of Planning Commission Representative:  
None

Motion to adjourn by Kington/Kopkau at 8:05pm. Motion carried.