

Milton Township
Planning Commission
Unapproved Meeting Minutes
July 9, 2019

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

Also present: Weizapfel and two audience members.

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

Approval of meeting minutes dated June 11, 2019:
Minutes approved as presented by **unanimous consent**.

ZA Report:
Weinzapfel said some training opportunities will be forthcoming.

Township Board Report:
Cole said GTRLC made a lengthy presentation regarding farmland preservation. He talked about Peninsula Township that they are in their second millage and they are at 55% of their goal. Our hope is that we can get an okay on it this year because if we do start to get development pressure, we would not have the funds to do anything about it. There are also matching funds from different government agencies, but it does take time. It passed 51 percent to 49 percent in Peninsula Township the first time. The second time, 10 years later, it was a 60/40 vote. People saw the good it could do. There was also a note included with the summer tax bills regarding the August 13th public hearing on short term rentals.

Hefferan asked if we could add a second public comment section at the end of our meetings. It was agreed to add this to the agenda going forward.

- Agenda:
1. Special Events Subcommittee.
 2. Small Public Assembly Building Subcommittee.
 3. Create a subcommittee for rezoning on Campbell Rd.
 4. Set agenda for August meeting.

Motion by Cole to approve the agenda. Seconded by Kopkau. **Motion carried.**

Public Comment:
Linda Spevacek discussed the farmland preservation millage and her support for it. She is requesting that the planning commission endorse and explain why this is a good thing for the township. Cole said legally we cannot endorse or support any ballot item.

1. Special Events Subcommittee:
Murphy presented draft dated June 20, 2019. He went paragraph by paragraph and noted all of the changes to this draft. Cole noted under F, replace “the” with “other.” Lefebvre asked regarding if the accessory structure is too small, is there an ability to expand to a temporary structure? Murphy said in the last meeting, we gave up tents so that we would be using existing structures. Lefebvre said she would like the members to consider tents. Cole said he does not really want to get into an Ag-A-Ming situation. It is easy to pop up a tent and it could

create a problem regarding what is actually a special event. Lefebvre said those are the sorts of things that can be controlled with a special use permit. Murphy discussed the original intent of the ordinance. We have gotten away from the “barn.” Kingon said the difference is a permanent versus temporary structure. Hefferan asked if Merillat could comply with this ordinance. Merillat said he is not sure. Lefebvre said she will follow up with a request to change the wineries and tasting rooms ordinance. Lefebvre said these barns cannot meet the commercial code requirements and therefore, it will be far too expensive for any farmer to get their building up to code and thus this ordinance does not make much sense for the farmers it is supposed to help. Unfortunately, we cannot do anything about the county building requirements. The only way around would be to allow tents. Options are to keep what we have in the draft, or we can go back and look at adding tents, or we do not change the ordinance. We could pass it with the idea of adding tents later. Kingon said when we put together the ordinance for the winery, we did not want a commercial operation in an ag zone. It seems we have the same thing here. How big is the tent? How many people would attend the event? There are some issues to wrestle with.

Motion by Kingon to recommend this go back to subcommittee to relook at it with the potential of adding tents. Seconded by Cole. Kopkau asked if you add tents, can you still have restrictions? Kingon said that would be something to look at. The subcommittee currently consists of Hefferan, Lefebvre, and Murphy. **Motion carried.**

The subcommittee will meet August 7th at 8:00am.

2. Small Public Assembly Buildings:

Hefferan presented the minutes from the meeting dated June 17, 2019. Hefferan discussed the background on the issue. Currently, this would be a permitted use in the Ag zone. Cole suggested bringing this back to the Planning Commission and consider if this should be a special use rather than a permitted use. Cole said the rationale is he does not see much of a difference between small public assembly building or an event structure. Also, the definition of small public assembly building is quite broad. Cole, Hefferan, and Kopkau are on the subcommittee. The subcommittee will meet again at 6:00pm on July 31st.

3. Subcommittee creation for Reffitt rezoning on Campbell Rd.

Kingon, Kopkau, and Cole will be on the subcommittee and will meet August 20 at 8:00am.

4. Agenda for August meeting:

1. Public Hearing for Vacation Rental Ordinance
2. Set agenda for September.

Meeting adjourned by order of the chair at 9:00 pm.

Respectfully submitted,

Joseph Merillat