

Milton Township
Planning Commission
Unapproved Meeting Minutes
December 10, 2019

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

Also present: Weizapfel and one audience member.

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

Approval of meeting minutes dated November 12, 2019:
Minutes approved as presented by **unanimous consent**.

ZA Report:

Weinzapfel said Murphy has stepped down from the Planning Commission. We thank him for his service to this board. Discussed meeting dates for 2020. The second Tuesday of the month at 7:00pm except for the September and December meetings which are the third Tuesday:

JANUARY 14	FEBRUARY 11	MARCH 10	APRIL 14
MAY 12	JUNE 9	JULY 14	AUGUST 11
SEPTEMBER 15	OCTOBER 13	NOVEMBER 10	DECEMBER 15

Motion by Hefferan to approve Meeting Dates for 2020. Seconded by Cole. **Motion carried.**

Township Board Report:

Cole said the board approved the Vacation Rental Ordinance revisions with an effective date of January 1, 2021.

ZBA Report:

Kingon said the ZBA met and approved minutes and elected officers.

Agenda:

1. Public Hearing on RV Park Ordinance Amendment.
2. Public Hearing on Small Public Assembly Building Ordinance Amendment.
3. Rezoning Request Subcommittee Report.
4. Set agenda for January meeting.

Public Comment:

No one wished to speak.

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

1. Public Hearing on RV Park Ordinance Amendment:

Hefferan opened the public hearing on 117.1605 Recreational Vehicle Park.

Ordinance changes to read as follows:

C. The size of a site shall be a minimum of 2,600 square feet.

D. There shall be at least 20 feet between each recreational vehicle.

E. There shall be no permanent accessory structures allowed on site.

F. There shall be at least 20 feet of road frontage on each site to allow for ingress and egress.

Realign lettering following the addition of "F."

N.2 ~~333.12506~~ Change to read 325.1558.

There are no conflicts of interest and it was advertised in the Elk Rapids News November 21, 2019.

Merillat discussed the history of the issue. Cole asked regarding the square footage of sites. It is actually larger, but there is no setback between the sites, just the RVs. It allows more flexibility in the shape of the sites and road layout without compromising the intent of the section.

No written correspondence was received.

Questions from the Audience for Information Only:

No one wished to speak

Those speaking in support:

No one wished to speak.

Those speaking against:

No one wished to speak.

Public comment was closed, and deliberations began.

Motion by Merillat to approve amendment 2019-02 to 117.1605 Recreational Vehicle Park as printed in the November 21, 2019 Elk Rapids News. Seconded by Kingon.

Roll Call:

Cole: Yea; this is a minor adjustment to the ordinance that makes it more flexible.

Merillat: Yea; as outlined before, it makes it so the park can be laid out without using all the space and allows more flexibility.

Kopkau: Yea; based on reasons listed by Merillat.

Kingon: Yea; based on flexibility for future developments.

Hefferan: Yea; based on reasons listed by Kingon.

Motion carried 5-0.

2. Public Hearing on Small Public Assembly Building Ordinance Amendment.

The public hearing is to move “Public Assembly Building, Small” from a Permitted Use to a Special Land Use in the R1, AR, AG, and V zoning districts:

Move “Public Assembly Building, Small” from a Permitted Use to a Special Land Use in the following zoning districts: Chapter 7, R1 zoning district from Sec. 117.701 Permitted Use to Sec. 117.702 Special Land Use; Chapter 9 AR zoning district from Sec. 117.901 Permitted Use to 117.902 Special Land Use; Chapter 10 AG zoning district from Sec. 117.1001 Permitted Use to Sec. 117.1002 Special Land Use; Chapter 11 V zoning district from Sec. 117.1101 Permitted Use to Sec. 117.1102 Special Land Use; change table Sec. 117.603A to reflect above changes.

There are no conflicts of interest and it was advertised in the Elk Rapids News November 21, 2019.

Hefferan summarized the need for the amendment in the proposed zones.

Cole asked regarding the wording of social and fraternal organizations in the definition. Hefferan said it was decided to leave the wording as is for now.

No written correspondence was received.

Questions from the Audience for Information Only:

No one wished to speak

Those speaking in support:

No one wished to speak.

Those speaking against:

No one wished to speak.

Public comment was closed, and deliberations began.

Motion by Hefferan approve amendment 2019-01 to the zoning ordinance as printed in the November 21, 2019 Elk Rapids News. Seconded by Kingon.

Roll Call:

Kingon: Yea; based on recommendations of the subcommittee and this allows more control over prospective zoning applications.

Cole: Yea; based in it allows more oversight.

Kopkau: Yea; based on more oversight.

Merillat: Yea; based on it allows the township to have more control over small public assembly buildings.

Hefferan: Yea; based on it being more consistent with the Master Plan.

Motion carried 5-0.

3. Rezoning Request Subcommittee Report.

Weinzapfel was reaching out to other residents in the area of the rezone request. Weinzapfel reported that after he looked at the map and talked to Derman, he decided not to reach out to those people any longer. The properties to the south are a platted subdivision. Merillat suggested that we do all of this on our own accord like we have in the past. Include the platted subdivision with Reffit's request. We would not need his application at that point. Weinzapfel will need to get the property tax id numbers next month so we can decide if we want to go for the public in February.

4. Set agenda for January:

1. Rezoning Request Subcommittee Report.
2. Set meeting date for Special Events Subcommittee.
3. Election of officers.
4. Review of Bylaws.
5. Set agenda for February.

Meeting adjourned by order of the chair at 8:10pm.

Respectfully submitted,

Joseph Merillat