

Milton Township
Planning Commission
Unapproved Meeting Minutes
February 11, 2020

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

Members absent: Lefebvre.

Also present: One audience member.

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

Approval of meeting minutes dated January 14, 2020.

Minutes approved as presented by **unanimous consent**.

ZA Report:

Weinzapfel discussed upcoming classes, also discussion of displaying public hearing procedures on a poster board.

Township Board Report:

Cole gave an update on initial intergovernmental agreement with Elk Rapids Township on the sewer system extension.

Agenda:

1. Torch Lake RV Park Subcommittee.
2. Public Hearing: Rezoning from A to R1.
2. Subcommittee Report: Special Events.
3. Subcommittee Report: Livestock in R1.
4. Set agenda for March meeting.

Public Comment:

No one wished to speak.

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

1. Torch Lake RV Park Subcommittee:

Weinzapfel has received a site plan for the Torch lake RV Park. It does not show sewer/water or electrical. That is forthcoming. It does have the lots and roadways drawn. Do we proceed with a subcommittee or wait until that information is available? The subcommittee of Kingon, Merillat, and Kopkau will meet March 6th at 8:00am.

2. Public Hearing: Rezoning from A to R1:

Hefferan opened the public hearing and discussed the procedures.

Amendment 2020-01, the proposed rezone of 05-12-431-001-10, 05-12-431-002-00, 05-12-785-

014-00 thru 05-12-785-026-00 from A to R1.

There are no conflicts of interest.

The meeting was advertised in the Record Eagle, January 26, 2020.

Weinzapfel said the Master Plan's Future Land Use Map indicates that this property is planned for R1. Weinzapfel said he had some calls regarding how and why this came about. That information is provided in the packet he sent out. No one was against it, they just wanted more information. They are currently being taxed at R1 because that is the use. If their taxes were to go up in the next year, it would be for other reasons, not the rezoning.

Questions from the Audience for Information Only:

No one wished to speak

Written correspondence was received in support of the rezoning from John Haggard dated January 27, 2020.

Those speaking in support:

No one wished to speak.

Those speaking against:

No one wished to speak.

Public comment was closed, and deliberations began.

Hefferan said he had a conversation with Tom Paradis regarding the rezoning and he seemed fine with it.

Motion by Cole to approve Amendment 2020-01 to rezone the following parcels from A to R1: 05-12-431-001-10, 05-12-431-002-00, 05-12-785-014-00 thru 05-12-785-026-00. Seconded by Kopkau.

Roll Call:

Cole: Yea, it brings things into conforming status.

Merillat: Yea, it is supported by the Future Land Use Map and it makes the parcels more confirming.

Kingon: Yea, they were proposed to be rezoned in 2012 and now we can correct it.

Kopkau: Yea, it matches the surrounding lots and was overlooked and now we are correcting it.

Hefferan: Yea, it matches the Future Land Use Map and the Master Plan.

Motion carried 5-0.

3. Subcommittee Report: Special Events:

Minutes submitted dated January 23, 2020. It was decided to drop this subcommittee for the time being since we have no applicant and no request.

4. Subcommittee Report: Livestock in R1:

Subcommittee met on January 23rd, but no minutes of that meeting have been submitted. Kingon said it was the consensus of the subcommittee to refer this issue to the ZBA for further study. Weinzapfel contacted attorney Derman and an attorney with the MTA. The MTA attorney said the issue in discussion does not override township zoning. Weinzapfel does not believe they can file for a variance request with the ZBA because it involves the use of the property. Weinzapfel discussed this with Derman and he agreed. The choices are that the planning commission rewrites the ordinance to accommodate this use or the citizen can take this issue to circuit court. Hefferan said we do not have minutes from the subcommittee meeting due to Lefebvre's absence. This issue is not about Mr. and Mrs. Hill and their son. This is about if we, as a township, want to allow livestock in residential zones. This discussion will be delayed until next month when we have minutes to review from the subcommittee meeting.

5. Set agenda for March meeting:

1. Subcommittee Report: Livestock in R1.
2. Subcommittee Report: Torch Lake RV Park.
3. Set agenda for April meeting.

Meeting adjourned by order of the chair at 8:03 pm.

Respectfully submitted,

Joseph Merillat