

Milton Township
Planning Commission
Unapproved Meeting Minutes
February 9, 2020

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

Also present: Weinzapfel. This meeting was held via Zoom due to the COVID-19 virus. Zoom shows 20 participants at 7:00 pm. Michelle from Beckett & Raeder is helping with hosting the meeting via Zoom.

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

Approval of meeting minutes dated January 12, 2021:
Minutes approved as presented by **unanimous consent**.

Approval of minutes for special meeting dated January 15, 2021:
Changes:
Pg 4, second paragraph: October 16 to November 16.
Pg 5, third paragraph: fix typo say to stay.
Pg 7, roll call vote, correct spelling of Hefferan.

Motion by Cole to approve the minutes with the corrections. Seconded by Kopkau.
Roll Call: Ford: Yea | Kingon: Recused | Merillat: Yea | Cole: Yea | Kopkau: Yea |
Lefebvre: Yea.
Motion carried.

ZA Report:

Weinzapfel said that the township board approved the bid from Beckett & Raeder as the planner assisting in reviewing the RV Park. At this point, they approved Step 1 from the bid. After that, it will be brought back for approval of the remaining steps if necessary.

Township Board Report:

Cole said the 2021 clean-up dates are set for the last Saturday in April and the last Saturday in August.

Agenda:

1. Subcommittee Report: RV Park.
2. Subcommittee Report: Winery Ordinance.
3. Master Plan Discussion.
4. Set agenda for March 9, 2021 meeting.

Public Comment:

Mike Newman said his comments are regarding the winery ordinance. He thanked the commission and the subcommittee members for the process so far. Our concerns have been heard and there has been a good faith effort to come up with a plan. I realize the township has an

argument to make to change the ordinance and Waterfire has an argument to make that we are allowed to make some changes by law. I am encouraged that we are working cooperatively. Relating to additional food and guest quarters fall into Ag tourism, they bring people to our area and generate tax revenue and these are things our master plan says we should be encouraging. We also realize you have an interest in protecting the public from traffic or other safety and welfare issues. You cannot anticipate everything, but Waterfire is the one real life situation. We reached out to our 17 neighbors and all responses were positive. The draft addresses those concerns that could come up in the future.

Mac Whitehouse thanked the board for bringing Beckett & Raeder to help with the RV Park process. Phase 1 includes review of documents in addition to the documents that others sent to the subcommittee. The moving target is the DNR going through with the boat launch. This will impact traffic and volume. I would ask that the DNR be a part of this so we can best determine the traffic issue.

Motion by Ford to approve the agenda. Seconded by Lefebvre.

Roll Call: Ford: Yea | Cole: Yea | Kopkau: Yea | Merillat: Yea | Kingon: Yea | Lefebvre: Yea | Hefferan: Yea.

Motion carried.

1. Subcommittee Report: RV Park.

Kingon has stepped away as he has recused himself from all discussions on this topic. Merillat said the subcommittee met January 26th. They identified four areas of concern: water, traffic, public safety, and erosion. A representative from Beckett & Raeder attended who has since put together a proposal for review. The board has accepted phase one and now we wait for the results of that. Merillat clarified the five areas outlined in the proposal to answer an earlier question from Cole about the scope of Beckett & Raeder's proposal. Weinzapfel said he would contact John at Beckett & Raeder to let him know we are approved to go forward with Phase 1 and see if he needs any other materials. Weinzapfel said he would like to get John the info he needs and get him up to date before we schedule another subcommittee meeting. Merillat agreed. Hefferan asked Merillat to consider that we have been provided a lot of information by many folks and I would hope that the ZA would consider sending Beckett & Raeder the following: letters from Mr. Blodgett dated October 6, 2020 and December 1, 2020; letters from Ms. Milliken dated August 11, September 14, and October 6; Communications written by Heidi Schafer from Antrim Conservation District dated August 26 and November 16. Cole asked if there would be a designated contact if someone from Beckett & Raeder has questions. Questions will be directed to Weinzapfel.

Kingon rejoined the meeting.

2. Subcommittee Report: Winery Ordinance.

Lefebvre recused herself from this discussion.

Kingon shared his screen to show the changes made to the ordinance. Kingon discussed Draft 5, which was done after the last subcommittee meeting. Regarding the intent, Kingon discussed the changes made to the language. Regarding the changes in 6B and food prepared at the winery/cidery. The change discussed the types of food allowed such as hors d' oeuvres, seasonal

small plates, soups and snacks. This revision adds seasonal small plates and soups.

Regarding guest quarters, Kingon discussed the changes, which include rooms for sleeping and sanitation, but exclude cooking. It also discusses what portions of the rental ordinance applies to this section of the winery/cidery ordinance. Discussion of section G, which discusses deed restrictions, which could be included in the special use permit. Cole suggested this stay in the ordinance and not go into the special use as it could get missed in the special use process in the future.

Cole discussed the changes to the food section and has no objections. Merillat said 7I does not read well. It appears a word is missing. Regarding 7, noting the specific food regulation law, if it is dated then our ordinance becomes out of date if the state updates and we do not. Ford suggested using “current and subsequent revisions.”

Merillat said he is getting hung up on the guest quarters and we have to have deed restrictions for something and if it gets abandoned, we are carving out this little niche for the ability to short term rent or daily rent in the Ag zone. I do not know how wise that is without thinking it through a little more. Kingon said we have something here that we can deal with it without imposing on the rental ordinance. Merillat said he could not support this as it is right now. The buildings do not meet our minimum square footage for occupancy. We are encouraging tiny homes. Kingon said this language is what the subcommittee is suggesting we go forward with to a public hearing.

Hefferan thanked the subcommittee for all of their work. Cole asked if there is any way to limit the guest quarters to be treated like a weekly rental. Hefferan asked Weinzapfel how many rentals we have in the Ag zone. He said maybe five or six. Weinzapfel will get a firm number. Hefferan asked the applicant if there was anything he wanted to add. Neuman said the Ag zone being overrun with guest quarters is not a realistic concern if you look at what you would have to do to comply. You have to establish a winery, be on the premises, and should other types of farms be allowed to do that? Perhaps. This is quite unique to Ag tourism and you would have a limited number of farms participating due to the requirements. This is a way to adapt to a modern way to interact with tourists. People do not want to stay in a B&B anymore. It allows people to stay and participate in the Ag area and you have got setbacks and acreage requirements to protect the neighbors and it promotes our region. Hefferan thanked Neuman for his input. Hefferan said we are at a point where we either call for a public hearing or this issue dies.

Motion by Kingon to move Draft 5, dated January 5, 2021 to a public hearing in March with the understanding that revisions could occur after we get input from the public. Seconded by Ford.

Discussion: What was changed tonight? The qualification of food, and fixing the sentence about background. We know we will make changes after the public hearing. Kingon feels fine about going forward with Draft 5 dated January 5, 2021 unchanged. Ford is comfortable with this also.

Roll Call: Ford: Yea | Cole: Yea | Kopkau: Yea | Merillat: No | Kingon: Yea | Hefferan: Yea | Lefebvre abstained.

Motion carried.

3. Master Plan Discussion:

Weinzapfel said we are behind schedule in reviewing this, which should be done every 5 years. Do we want to do a short revision or should we look at something more in-depth and bring a company in like we did back in 2004. Lefebvre said the info we have been working with is fairly dated and does not feel like we can move forward without better information from the people who live here now. The 2020 census data should be available in April. Hefferan asked if there was anyone opposed to a new master plan. No. Merillat said we would need to ask the board for money to hire the consultant. Weinzapfel said the first step would be to get a company to assist us. He will review and see get back to the board next month with some options. Lefebvre said there are opportunities to interact with our residents that are not mail based.

Commission members believe the current master plan is outdated and should be redone since the data used is nearly 20 years old by **unanimous consent**.

Weinzapfel said the winery ordinance draft will be on the website for review.

March Agenda:

1. Public Hearing on Draft Version 5 of the Winery Ordinance.
2. RV Park Subcommittee Report.
3. Master Plan Update.
4. Set agenda for April 13, 2021 meeting.

Cole will be out of town from February 26 until April 19. He can do Zoom for the meeting on March 9th

Meeting adjourned by order of the chair at 8:16pm.

Respectfully submitted,

Joseph Merillat