

Milton Township
Planning Commission
Unapproved Special Meeting Minutes
June 8, 2021

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

Members absent: Cole.

Also present: Weinzafel and Lance Miller – Agent for the special use applicant. This meeting was held via Zoom due to the COVID-19 virus as a webinar hosted by Beckett and Raeder. Michelle from Beckett & Raeder is helping present the meeting via Zoom. No members of the public present.

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

Agenda:

1. Public Hearing: Special Use 2021-01.

Louis and Susan Cooper/ERM Real Estate LLC.
Address: 13799 Indian Rd, Kewadin, MI 49648.
Parcel: 05-12-311-047-40.
Agent: Lance Miller.
Address: PO Box 590, Elk Rapids, MI 49629.

The owner is requesting to amend the special use granted on October 20, 1994 for boat storage and amended on November 19, 1998 for the addition of pole buildings. They are requesting to be able to shrink-wrap, winterize, and de-winterize boats with the additional construction of a 40x80 ft. pole barn. The parcel is zoned Village and allows for marine service and repair, Sec. 117.1102, Chapter 16 Special Use and Chapter 21 Site Plan Review and subject to the provisions of the Milton Township Zoning Ordinance.

Hefferan asked regarding board member conflicts of interest. No conflicts of interest.

The meeting was noticed May 20, 2021 in the Elk Rapids News.

Lance Miller, agent, thanked the commission for the due diligence on this and they are ready to move forward.

Bob Ford, Chair of the subcommittee thanked everyone for their help in this process.

There is no one from the public so there is no public questions for informational purposes.

Questions for informational purposes from commission members:

Merillat asked about the buffer or greenbelt regarding the adjacent landowners. Miller said they have not received a response. They will be putting in the buffers as per the ordinance.

No correspondence was received.

No public comment for or against.

Deliberations began.

Merillat asked if the subcommittee went through the criteria for review on 117.1602: The standards used to approve or deny. Hefferan said that was done on April 20, 2021 and in the minutes of the subcommittee. Merillat asked if any of those things should be included in the conditions of approval. Merillat asked where the hours of operation were listed. Ford said this is in Sect 3, #1 of the application. Merillat asked if that should be a condition of the approval. Weinzapfel said you could add that as a condition. The hours will be 8 am to 6 pm, Monday through Saturday. Merillat asked where we are specifically requiring the greenbelt. Weinzapfel said it would buffer the homes. Merillat asked about the dust control. Hefferan said this is in the application as well. Merillat said dust control is through L&L. That company could go out of business. This should also be a condition of the motion, but not related to a specific business.

Lefebvre said without a response from the landowners, we can still require the greenbelt, it gives the adjacent property owner the right to waive the greenbelt, but they did not respond. We must determine if there would be an adverse effect. Miller said we would put it in if they did not respond.

Motion by Hefferan to approve special use #2021-01 amending special use permit dated October 20, 1994 and amended in 1998, by adding marine service and repair and a 40x100 building, pursuant to requirements and restrictions stated in the application and the sketch plan dated May 5, 2021. Hours of operation will be Monday-Saturday, 8 am to 6 pm. Dust control on roadways will be maintained by the owner. Owner will comply with greenbelts specifically 117.311. Seconded by Merillat.

Discussion:

Merillat asked if the greenbelt was not on every side, just north and west? Miller said it is the north and west side. All other adjacent land is vacant. Hefferan said it is already well shielded. Weinzapfel said you might want to add that those trees that die should be replaced. Hefferan said the ordinance says the owner must maintain a healthy growing condition. Kingon asked if Hefferan could modify his motion to include only those sides. Hefferan said it is already covered because the ordinance covers it. It appears the motion does not need to be amended.

Roll call:

Lefebvre: Yea, based on it is an appropriate use for the village zone that supports recreational activities and supports small business within the township.

Kingon: Yea, because it is consistent with the master plan and this is an amendment to an existing special use permit and extends it appropriately.

Kopkau: Yea, it has met our request and it will be an improvement on the property.

Merillat: Yea, it is supported by the master plan chapter 8 on several counts in commercial development and the economy and the conditions we set protect the neighbors and the public from conflict.

Ford: Yea it is consistent with the master plan and it will be an excellent upgrade to the village zone. From the looks of what they have done elsewhere, this will be a positive move for the community.

Hefferan: Yea, it is a permitted as a special use in the village zone and the application complies with 117.1602 and 117.2102.

Motion carried 6-0.

Meeting adjourned by order of the chair at 7:29 pm.

Respectfully submitted,

Joseph Merillat