

Milton Township
Planning Commission
Unapproved Meeting Minutes
November 17, 2022

Members present: Chairman Hefferan, Renis, Peters, Standerfer, Ford, and Merillat.

Members absent: Warner, excused

Also present: Kopriva, Assistant Peterson, and 3 audience members.

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

Public Comment:

Sharon Hill of Torch River Road learned that the sale is in process on the Brewer property. The property must be stabilized before division of property begins. Chris Grobbel cannot be here tonight due to bad roads. She thanked the commission for the work on the ordinance revision.

Susan Moore of Ringler Road asked how to get the revised version of the ordinance. She was disheartened about removing the 10 acre maximum and she was questioning if it will change from Village to Ag. It will not. Even though they are temporary residents, they leave their mark. We expect you to develop ordinances to protect the quality of life of full time residents.

Hefferan asked Kopriva about consulting with Mr. Vermitten regarding the lawsuit that is ongoing. Is there anything we need to do? In her discussions, there is nothing we can enforce. It is a settlement between the parties. Hefferan said we will follow Mr. Vermitten's direction.

Hefferan said regarding having remote proceedings was brought to the township board about a year ago and the board did not support us getting the equipment and facilitating remote proceedings.

Approval of Agenda:

Add Under New Business: Set Meeting Schedule for 2023

Motion to approve the agenda as amended by Ford/Standerfer. Motion carried.

Approval of Minutes dated October 20, 2022:

Page 2: Correct spelling of Hefferan.

Motion by Renis to approve the minutes as corrected. Seconded by /Standerfer. **Motion carried.**

Correspondence:

Letters related to the public hearing were in your packet.

Old Business:

Public Hearing: ZO 2022-02 Zoning Ordinance Amendment on RV Parks:

This hearing was started last month and we heard public comments. Those changes are updated

in the proposed ordinance. The limit of 10 acres was removed. We took out the max number of sites and no more than 4 per acre. We added in drain fields and detention/retention areas to the area excluded when calculating density. Because of those changes, we must do another public hearing.

Hefferan opened the public hearing. No conflicts of interest were declared. This was advertised in the Elk Rapids News.

Public Comment:

Mac Whitehouse thanked the board for their careful and thoughtful work on this ordinance.

Public Hearing Closed.

Deliberations began.

No discussion.

Written Correspondence was included in our packets.

The next step is to make a recommendation to the township board and then it will be sent to the county for review and back to the township board.

Hefferan said appreciates everyone's work on this and the public's input. I learned a lot over the last years. I should strive to do better. The ordinance we had was well intention, it could be improved and this work does it. It may not be perfect for everyone, but it is a reasonable improvement.

Motion by Renis to send ZO 2022-02 to the Milton Township Board with our recommendation to approve. Seconded by Ford.

Roll Call:

Peters: Yes | Renis: Yes | Standerfer: Yes | Ford: Yes | Merillat: Yes | Hefferan: Yes.

Motion Carried 6-0.

New Business:

Master Plan Survey Results:

Kopriva presented the survey results. There is a summary chapter. We had 740 respondents, which is great. Is there anything you would like to discuss or things that surprised you? Hefferan said responses to Special Events and short term rentals were interesting. The responses to our shoreline protection regulations was also surprising. Renis said it was very consistent with what people liked the rural character. Kopriva said regarding special events and using that as a way to support Ag use. That was not well supported in the township. Winery, cidery and distillery was well supported. One of the things interesting was housing regarding the younger demographic. We asked specifically about housing and the number of affordable housing units and there is support for that in some way. People like it as a concept, but maybe not in practice. We will use this to create the master plan. In January we will put a few pieces on the agenda and start working through the process. Kopriva would estimate the new master plan could be ready by the spring.

Meeting Dates for 2023:

Historically we set our meetings in January, which would be the third Thursday in January. Hefferan has a conflict on that date. If we stay on the third Thursday, Hefferan would be unable to continue as the chairman and a member of the commission. Is there another night in the month that works? Kopriva is available the first Wednesday, or first Thursday, or third Tuesday. Planning Commission meetings will be moved to the first Wednesday at 7:00 pm.

Motion by Ford to approve meeting dates on the first Wednesday of the month at 7:00 pm. Seconded by Renis. **Motion carried.**

Reports:

ZA Report:

Kopriva provided a report for members to review.

The report was provided in the packet. Ford asked regarding Torch Lake Terrace concerning the applicant name.

Township Board Report:

Renis said there was a presentation regarding a site on NW Torch Lake Drive that abuts a county parcel. There is interest from the community and organizations to purchase that. They are looking for donations for the purchase and for the township to run it. It is across from Maplehurst which would be convenient. The town hall was re-sided. We have a new library director, Pam Williams. Dave Kopkau resigned from the ERDL and David McCullough was added.

ZBA Report:

Hefferan said the ZBA did not meet.

Future Meeting Considerations:

Without objection the December 15, 2022 is canceled.

Meeting adjourned by order of the chair at 7:41pm.

Respectfully submitted,

Joseph Merillat