

Milton Township
Planning Commission
Unapproved Meeting Minutes
April 3, 2023

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

Also present: Kopriva and three audience members.

Members absent: Jim Standerfer, excused.

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

Public Comment:

Fred Gulik reported the surplus amount the township has in the bank as of March 31, 2023. Which is an increase from last year.

Approval of Agenda:

Motion by Renis to approve the agenda. Seconded by Ford. **Motion carried.**

Approval of Minutes dated March 1, 2023:

Motion by Ford to approve the March 1, 2023 minutes as presented. Seconded by Warner. **Motion carried.**

Correspondence:

A letter was received from the Kalkaska County Planning Commission that their Master Plan is out for review. Kopriva will review this.

Old Business:

1. ZO 2023-01 Winery Amendment:

Ford reported the subcommittee met twice and provided minutes. Ford said the subcommittee reviewed the history as two of the members are new. We were on the 6th draft of the amendment when the applicant pulled the application. This is the third draft of the current amendment. Kopriva presented draft V3 dated March 28, 2023. This does allow for food service and food trucks. That is specific to this use. This does allow for marketing events that promote the winery. This is expanded and allows four events each month with up to 100 people. We are adding a definition as to what a marketing event is. It is important to define it. The guest quarters requires 50% of the revenue to be from products produced. It should be part of the tasting room and part of the winery. Kopriva discussed some of the new language. Item 7g was under discussion a lot and requires the owner or manager to reside on the premises during the occupancy of the guest quarters. Warner said the subcommittee went back and forth on it. We feel they or a manager do need to reside on the property. The difficulty was when or if they want to go on vacation and how tightly do we regulate that. This would allow them to have a manager to be residing on the property. This does not apply to any other Ag use in the township. This is only if they have guest quarters, they must stay on the property. During the off season, they do not have to be there.

Kopriva said after discussion, the next step would be a public hearing unless the sub needs to discuss additional issues that come up.

Peters said 6g is redundant in that the state regulates that they can only serve the beverages they produce. Kopriva will look into this. Renis said it does not say the wine has to be produced on the property. Can it be produced off site? Renis said this is not clear. Peters said this is determined by the liquor control commission. Warner asked if 6g should be removed as it is a duplication. Peters said yes. Kopriva said she is more concerned about the size of the winery. I agree that it is a duplicate but you could require it even if the state changes their rules. Warner and Renis discussed the possible implications. Warner does not want to restrict this if they want to do it. Ford said the intent is to sell the products you produce on site. That is the whole idea. Peters read from the state statute. Kopriva said the intent is small estate sized businesses. Merillat said it is redundant. Kopriva asked if they could get a liquor license? I am not sure someone would or could. Merillat said 6g should be changed to alcoholic beverages, rather than all beverages.

Warner said he feels they have everything well enough restricted. Merillat asked if guest quarters meet the definition of motel in our ordinance. Kopriva read the definition of motel and the separate definition of guest quarters. Merillat said we should document that guest quarters are not considered a dwelling so it does not come under the vacation rental ordinance.

Merillat asked under item 7, “upon appropriate approval by the planning commission”, what does that mean? That means the Planning Commission must approve the guest quarters as part of the special use. Just because you are approved for a winery and tasting room, does not mean you are automatically approved for guest quarters.

Merillat asked under B, what does similar aesthetics mean? Where else in the ordinance do we regulate the look of the building? Warner said in writing it up we do not have trailers or tin shacks. Merillat said from a land use perspective, we should not care what they look like, just how they are used. I do not think this wording should be there. Warner said do we have the right to describe how a house trailer looks or how the area is kept. Merillat said it is about land use. Ford said we want it to feel like it is the same. Merillat said we should not have that restriction since we do not say anywhere else in the ordinance what something has to look like.

Merillat said an overall problem is that we are carving out a special exemption for one section of the industry. What is the difference between a sheep farm who wants guest quarters? He feels this is bad policy. This should be a larger discussion.

Merillat said you have two definitions of Marketing Events. One in item 6 and the other in article 2 of the ordinance They should be combined. Kopriva agreed to make the changes. Merillat read from the GAMPS definition of Marketing Events. Kopriva will revise.

Merillat said in 5e, under food trucks, how will “shall be located to minimize disruption to neighboring properties” be decided? After the fact, can you decide? What is a disruption to the neighboring properties? There is no definition. Peters said typically they need water and power to operate.

Merillat said regarding the 50% winery revenue, that would be hard for the township to enforce. In7h should a larger property be allowed more guest quarters? Why three? Warner said if you have got four people per unit that would be 12. You have got an amount of people visiting at any one time so nothing will get out of hand. Ford said it is consistent with Bed & Breakfast which is three guest rooms.

Renis said there is not an Antrim County Health Department. Kopriva will correct this.

Motion by Warner to hold a public hearing on May 3, 2023 for ZO 2023-01 Winery Amendment Draft Version 3 dated March 28 2023. **Second** by Ford. **Motion carried.**

Hefferan said we went through this before and we continued to kick it around. How long will we kick it around?

2. Master Plan Review: Existing & Future Land Use, Implementation:

Kopriva said at last month's meeting, we discussed the land use maps. She put a couple of blank maps in the packet and gave you the opportunity to show her what it should be. Members took some time to work on the maps.

Merillat said the current future land use map is still valid. Ford said it allows for 2 acre lots now and if that gets saturated, we can change it in a reaction to growth. Warner said in 10-20 years the area will grow greatly. We will not be immune to that. How do we plan for that? We are in a bottle neck so I would like to see some real talk of future planning and how it will grow and keep green space.

Ford suggested they discuss expanding the village area so that it allows higher density housing. Renis said that additional housing will go along Cherry Ave and the hills in that area. Ag is going to stay more toward the north. Kewadin south will be more houses and the farms will remain north. This is just a feeling. Peters said we should increase the village zone around Kewadin. You will need a sewer system to support that. Allow for the outlying areas to have more density. Add accessory dwelling units, but not on the waterfront.

Kopriva asked for clarification regarding expanding the Kewadin Village and not the Torch River Village? Yes. Ford said there is not really a way to expand the Torch River Village because of the water and the conservancy land. Kopriva asked for thoughts on duplexes and accessory dwelling units. Hefferan said we have to do something. Peters said duplexes are an answer, not the answer.

Warner asked if anyone has been up to Chelsea Park off Hartman. Warner said this is high density with some green space and some multi use areas. Kopriva has and knows this development. She described it and talked about adding this housing strategy to the open house discussion items. Peters said he has 8 employees and two do not live here. He would like to have more housing for them. Warner suggested talking to farmers about what they might want and how they may want to preserve farmland and make housing available. Kopriva discussed some possible development strategies. Kopriva said she will look at expanding the Kewadin Village

and then we will get feedback from the open house. Hefferan asked if she could put tiny homes and the accessory dwelling units in for discussion at the open house. Yes.

New Business:
None.

Reports:

ZA Report:

Kopriva provided a report for members to review. She also provided the time of transfer septic ordinance annual report from the health department for review. Hefferan shared that there is a property on Fairmont. The inspection said the septic does not conform. At the hearing, the report was referenced.

Township Board Report:

Renis said the board is supporting a DNR Trust Fund Grant Application for 400 feet of frontage on Torch Lake near Maplehurst on NW Torch Lake Drive. Liz Atkinson has resigned and will be leaving in September.

ZBA Report:

Hefferan said they have not met.

Planning Commission Updates:

Ford said Steep Slopes Subcommittee is meeting Wednesday April 5 at 9:00 am.

Future Meeting Considerations:

May 3, 2023:

Public Hearing: ZO 2023-01 Winery Amendment Draft Version 3.

Review Master Plan.

Steep Slopes Report.

Commercial Solar Zoning Update.

Discussion of open house scheduling.

Adjourn:

Meeting adjourned by order of the chair at 8:47 pm.

Respectfully submitted,

Joseph Merillat