

Milton Township
Planning Commission
Unapproved Meeting Minutes
November 1, 2023

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

Also present: Kopriva and one audience member.

Members absent: Peters, unexcused.

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

Public Comment:

Dwayne Meyer asked why start from scratch on the Master Plan?

Approval of Agenda:

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

Approval of Minutes dated October 3, 2023:

Correction: Pg 4: Correct spelling of Hoch and Lasater.

Motion by Ford to approve the minutes dated October 3, 2023 with corrections. Seconded by Warner. **Motion carried.**

Correspondence:

Kopriva responded to Meyer's question. She said it is built off the previous Master Plan, but there were updates. Many topics are the same, it is just a slightly different format.

Old Business:

None.

New Business:

Master Plan Review. Kopriva began by discussing the document and the updates requested previously from members. Are there other comments or concerns that should be addressed before moving forward with the next steps?

Chapter 1: Community Profile.

Merillat said Pg 6: Population. The use of the word positive has good and bad connotations. That is not what we are trying to say.

Pg 7, Figure XX should say Estimated Seasonal Population.

Pg 8, question the population projections when Milton has never under preformed Antrim County. This is odd.

Pg 10, last paragraph, first column: Not following the direct correlation on this sentence. This is just talking about 20-34 population numbers. It could be offset by people moving in. Where are you getting the correlation?

Pg 14, top of first sentence, second column: Merillat asked about the listing of the year 2024 here. It is safe to assume that less will be available.

Chapter 2: Natural Features.

Pg 20, first column, bottom. It should say ...but allow for some development “of” them

Pg 21, second paragraph, first column: Not in favor of building in these kinds of statements. If you adopt a 50-foot setback from anything it will protect it.

Pg 21, Add “optional” standards.

Chapter 3: Existing and Future Land Use.

Pg 25-26, Re order the text to be the same as the table.

Pg 28, Future Land Use Designations: Conservation: Virtually no subdivision of large parcels should occur in the future. So, we are saying we want to limit subdividing their land? That would be quite harsh. Kopriva said you could say zoning should require larger lot sizes. Would it make more sense to say residential subdivisions should be discouraged. Renis said this goes to the survey as well.

Same paragraph: North east corner of the township is currently vacant. Should this be North West?

Pg 29, Map: Future Land Use. All AG land on proposed map is not farmed and no prospect of being farmed in the next 15-20 years. Everything that is light green, there is zero Ag. We have it as Ag and it will not be. It will be low density residential. Some of it is conservation. Renis said Maplehurst should be conservation. Hefferan said looking at this map, Ag is only in the north. I understand this is future land use, but the same thing is going on both sides of Waring. Kopriva said you could cut out low density residential if you wanted to. The goal will be to get feedback from the public on this.

Chapter 4: Coastal Resilience.

Pg 32, second column: Add source regarding climate change.

Pg 37, first paragraph, first column: Remove or move to chapter 9. Adjust the definition. Second column first paragraph: Additional recommendations are for upland areas...complete the sentence.

Chapter 5: Community Facilities.

First paragraph under Fire and Rescue: add “fire” to prevention education. There are two fire stations. One located in Kewadin and one located at the south end of the township on Cherry Avenue. Same paragraph: Ambulance services are not contracted through Elk Rapids Township.

We are contracted through a private firm.

Pg 40, Under Solid Waste Disposal: Remove. We are not contracted to provide solid waste disposal. The second sentence is not accurate either. We do not fund that facility.

Under Parks and Rec: There are four public beach sites listed and Hefferan said he does not know where any of these are. Kopriva will clarify and create a map.

Pg 42, Land Conservation, second sentence, first paragraph: Maplehurst is owned by Milton Township.

Pg 42, Torch River Boat Launch: Correct spelling of “spaces”

Health Care: Kalkaksa Memorial, please check on the name of this.

Chapter 6: Transportation.

Pg 44, second column: Change Mackinaw City to Charlevoix. Cherry Ave., is also County 593.

Pg 46, second column: Nakwema Trail: This ongoing trail project “will” pass through. Change to “as planned to pass through”

Pg 46, North of India Lake should read Indian Road.

Chapter 7: Economic Development.

Pg 52, Five statements to move to chapter 9. All of the “should be” statements.

Water Based Recreation: We talk Ag and under the same heading, should this be water based businesses? This and our newly passed utility grade solar should be the same. Please check the font and heading styles. Merrillat said he is concerned that this is the only thing we talk about under Economic Development.

Hefferan said he thinks North Shore Docks has to be one of the largest employers in our township. Lhurs and Torch Lake Marina are big.

Chapter 8: Survey Summary.

No changes.

Chapter 9: Implementation.

Pg 65, Under Table: Responsible Party: We have a detailed soils map. Merrillat provided corrections to this table.

Merrillat mentioned the five statements from chapter 7 that should be moved to chapter 9.

Hefferan said chapter 8 in the current master plan is where we have lived for a lot of years and I am trying to draw comparisons between them. There are 11 goals in our current Farm and Forrest. Kopriva said it is different. The difference is that what are you actually doing with these

statements. The current plan says you are supporting these things, but how are you supporting? At the same time, if there is something that is missed, we can incorporate it.

Pg 66, Why are there additional goals at the bottom? Why not in the table? These are ongoing things you are going to do. Maybe this should be re-worded. Ford asked about the 25-foot buffer. Should that be reference here somehow? This could be an additional objective.

Pg 67, Table, fourth down, remove health care facilities. Ford asked about the first two as it implies we are not doing that now? There are areas that make more sense for these types of development. Ford and Merrillat provided changes to the table. Hefferan asked if New Housing can be compared to Residential Development? #4 in current master plan? Is this the new master plan. No. #6. This should be in your zoning ordinance.

Pg 69, Economic Development: The second one we already have in our zoning ordinance. Hefferan said he feels strongly going back to the current master plan, and I have made notes over the years, the current master plan chapter 8 promote small business within the township, seek to understand the benefits and challenges of tourism, farmland, water quality. I have used this the most over the years. I just worry that this draft section is too short. Kopriva asked how do you promote small business though? I think that would be a good objective but would not be comfortable with you stating that you cannot be here because you are not small or local. I see how you were using that section which scares me, but at the same time, I want to give you something that works for you. I think there can be a reasonable compromise. Merrillat said the last one in the table is redundant. Kopriva said if we can check it off, it goes in the table. If not, it goes down below as an actionable item.

Merrillat said in our current master plan, table 3-9, Employment by Selected Industry should be included. This will go in Economic Development. Table 3-12 Elk Rapids Schools Enrollment. This whole page should be brought over. We should be talking about what school district is served by the township. 4-3, 4, and 5 Parcel Count, which indicates how much splitting is going on. 5- 2 Surface Water Resources. I think we should say what we have. 5-16 Cultural and Historic Resources which talks about the Cairn Stone and old school houses. The table is 6-4. On 8-6, we lose a bunch in the recreation section. This should be in the current parks and recreation plan which we did not have the last time we did this. We can add a statement that we support the township parks and recreation plan.

Warner said on page 22: correct spelling of property to properly.

Hefferan discussed where to go from here. Merrillat said we would like a new draft. We will go back through it in December. Kopriva discussed the process. Hefferan asked about doing virtual and in person. We can do this in January and February. As long as people have a way to communicate with us. Hefferan would like to do it within the 63 days. Kopriva will look at the Economic Development chapter.

Reports:

ZA Report:

Kopriva provided a report for members to review.

Township Board Report:

Renis said the township is going to a payroll service. Fill out the paperwork that Sandy Ball sent.
The new clerk is Janet Beebe.

ZBA Report:

Hefferan said they have not met.

Planning Commission Updates:

None.

Future Meeting Considerations:

December 6, 2023: Master Plan Review.

Meeting adjourned at 8:52pm by order of the chair.

Respectfully submitted,

Joseph Merillat