



Milton Township

32097 Bertrand St., Niles, MI 49120 Phone (269)684-7262 Fax (269)684-1742
Email: milton@miltontwp.org Website: www.miltontwp.org

Planning Commission Members

Jeremy Clanton, Ken Filipek, Roger Kempton, Scott Kretchman, Paul Romanetz, Karen Shirk, Kelly Sweeney

Draft Minutes for Milton Township Planning Commission Meeting
Milton Township Hall – 32097 Bertrand St., Niles, MI
PLANNING COMMISSION MEETING
August 6, 2018 7:00 P.M.

Call to Order/Pledge of Allegiance:

1. Meeting was call to order at 7:02 PM
2. Pledge of Allegiance was recited
3. All were present with the exception of Ken Filipek (excused)

Anyone Wishing to Speak to the Planning Commission: (3 min/person)

- a. Person 1
 - i. Name: Kevin Yoder
 - ii. Address: 30405 Deerpoint Granger, IN
 - iii. Statement: Spoke to PC about a 92 Acre Parcel owners name is Hoffman.
 1. Currently 92 Acre Parcel in the NE corner of the township
 2. 21.5 acres with House would stay together
 3. 15 tillable acres
 4. Smallest parcel would be 4 acres
 5. Currently zoned as Agricultural
- b. Person 2
 - i. Name: Robert Benjamin Supervisor
 - ii. Address: Milton Township
 - iii. Statement:
 1. Interesting with this property and the water table. Need to work
 2. Site Condo Ordinance....it is a Civil Ordinance. Directed the PC to move over to the Zoning Ordinance and this has never happened. Robert asked for a legal opinion, which has been released and is attached.
 3. PC should make a recommendation to keep it as a Civil Ordinance or move to the Zoning Ordinance.
 4. Board would like the PC recommendations on changes to the Civil Ordinance for the Site Condo Ordinance
 5. We have the full authority to change our Bylaws and we should look to see if we need to make any changes.
 6. Master Plan, looking for approval, we should consider expanding light commercial. Current commercial doesn't provide for any office space etc.
 7. Advise the PC to never schedule a meeting on the day before an election.
 8. Robert is going to be asking the board for rezoning along Redfield
 9. Preliminary Plan review for a 171 home sub-division will probably show up at your September meetings.

10. Update on our private roads. Met and talked with the county and we have determined that the township cannot pressure a private road. It is driven by Cass County.
11. The board has worked with the Cass County Road Commission and will be submitting a plan for round about on the south side of Gumwood.

Approval of Agenda:

- Scott made a motion to approve the agenda
- Jeremy seconded the motion.
- Discussion.
- Motion passed.

Approval of Previous Minutes:

- 1) Special Meeting Hidden Hills
 - a) Paul made a motion to approve the July 19 6:00 PM Special Meeting regarding Hidden Hills as presented
 - b) Jeremy seconded the motion.
 - c) Discussion.
 - d) Motion passed.
- 2) Special Meeting Beebe Rd
 - a) Kelly made a motion to approve the July 19 6:30 PM Special Meeting regarding Beebe as presented
 - b) Paul seconded the motion.
 - c) Discussion.
 - d) Motion passed.
- 3) PC Meeting Hidden Hills
 - a) Paul made a motion to approve the July 19 7:00 PM Regular Meeting as presented
 - b) Roger seconded the motion.
 - c) Discussion.
 - d) Motion passed.

Community Reports:

1. Zoning Administrator – Zoning Administrator gave her report
2. Township Board Representative – Ex-Officio said that Supervisor Benjamin provided all the info
3. Zoning Board of Appeals Representative – Nothing to report

New Business:

1. Process of moving Site Condominium Civil Ordinance to Zoning Ordinance
 - a. Scott made a motion to make a recommendation to leave it as a Civil Ordinance
 - b. Jeremy seconded the motion
 - c. Discussion
 - d. Motion Carries
2. Planning Commission Bylaw revisions
 - a. Section 8: Amendments
 - i. Jeremy made a motion to change the section to read “These bylaws may be amended at any meeting by a vote of the majority of the membership of the planning commission.
 - ii. Kelly seconded the motion
 - iii. Discussion
 - iv. Motion carries.

Old Business:

- 1) Master Plan (Public hearing set for 9/4 and discussion on light commercial expansion)
 - a) Tabled to the October Meeting
- 2) Accessory building size and height zoning
 - a) Tabled to October Meeting
- 3) Accessory building size and height zoning

Board Member Comments:

None

Announcements:

None

Adjournment

- 1) Roger made a motion to adjourn
- 2) Jeremy seconded the motion
- 3) Motion Carries meeting was adjourned at 9:04 PM