

# Milton Township

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## Planning Commission Members

Kara Boyles, Jeremy Clanton, Ron Jureziz, Richard Hebard, Geoff Klopenstine, Karen Shirk, Kelly Sweeney

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### Final Minutes for Milton Township Planning Commission Meeting Milton Township Hall – 32097 Bertrand St., Niles, MI February 3, 2014 7:00 P.M.

#### Call to Order/Pledge of Allegiance:

- Meeting was called to order at 7:02 PM
- Pledge of Allegiance was recited.
- All were present with the exception of Jeremy (excused) and Geoff Klopenstine

#### Public Hearing

Hearing for Rezoning of parcel # 14-070-011-009-10 located at 69297 Beebe Road, Applicant seeks to rezone parcel from Agricultural Production to become Rural Residential

1. Opening remarks by Chairperson:
2. Announcement of Hearing Rules by Secretary:
  - a. Remarks and/or recommendation by the Zoning Administrator  
Zoning Administrator presented his staff Report
  - b. Presentation by the Applicant  
Melissa Tomas discussed the proposed project
  - c. People in the audience speaking in support of the application  
Bob Franz-speaking on behalf of Pineview Farms, directly across the street was in favor and wants to be a good neighbor but is concerned about future expansion.  
Don Horner-spoke in favor of the proposed rezoning but didn't want it to interfere with their farming operations.
  - d. People in the audience speaking in opposition of the application  
No comments
  - e. Applicants rebuttal  
Melissa Tomas-went to college for a degree in Farm Ag and looks forward to being a good neighbor.
  - f. Closure of Public Hearing  
Public Hearing portion of the meeting was closed at 7:32 PM

#### Continuation of the Regular Meeting

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

Sue Kronewitter spoke regarding the concern that Don Horner brought up regarding a "petition" from the past that wanted to limit farming time (use of combine, tractor etc) in the evening. This is not something this board or the Planning Commission has ever done. Sue also asked if there was an update on the planning of high speed internet.

#### Approval of Agenda:

- Current agenda was approved as written

### Approval of Previous Minutes:

Motion: Ron made a motion to approve the minutes from the 12-02-2013 meeting as corrected  
 Seconded: Kelly  
 Discussion: Vote: All in Favor: 5 Nays: None  
**Motion passed**

### Community Reports:

1. Zoning Administrator-Paul gave his report and the effect of the weather on his office.
2. Township Board Representative-Kelly Sweeney-ex-officio member-gave his report. Which included the approval of the Rezoning Request for Fir Road, an update on the Township Hall Building Project. The board also published and announced several meetings which are available on the website.
3. Zoning Board of Appeals Representative-no Action from the last meeting.

### Old Business:

1. Deliberation on the Application to Rezone Parcel 14-070-011-009-10 in accordance with Article XVI, Section 16.08 of the Milton Township Zoning Ordinance

Motion: Motion made by Kelly to recommend approval to the Board of Trustee's for the rezoning application request to rezone from Agricultural Production to become Residential (RR) the following parcel of land:

PARCEL ID NUMBER	APPROXIMATE SIZE (+/_ ) (from CCMAP)
14-070-011-009-10	5

Based on the following Key issues required by article 16.08 (D) of the zoning ordinance: we find

1. The proposed rezoned land to become Rural Residential (RR) is consistent with the Milton Township Future Land use Plan and supporting text adopted June 2012
2. The stated intent of the RR development is consistent with all surrounding properties and is an efficient use of township land, which complies with Goal 4 of the Master Plan.
3. The proposed change to RR will have a negligible impact on public facilities and services.
4. The intent and purpose of the Township Zoning Ordinance is upheld by this proposed rezoning specifically in regards to Article 1 General Provisions Section 1.02 Purposes.

Seconded: Ron

Discussion: Brief discussion and finding of facts.

#### **Motion passed after a roll call vote**

Those voting "yes" were: Kara, Karen, Ron, Kelly and Richard

Those voting "no" were:

Those abstaining were:

Those absent were: Geoff, Jeremy

2. Three (3) Year Road Plan-Recommendations to the Board of Trustees.
  - Cass County Road Commission will update the list
  - 2014 Batchelor (Redfield to Bertrand) our cost 47,000.00

- 2015 Gumwood Multi-Use Path 9,600.00
- 2015 Follmer (Beebe to Anderson) 82,000.00
  
- Capstone Presentation by Ron Jureziz for Master Citizen Planner Certification. Moved to March Meeting
  - Right to Farm Act
  
- Capstone Presentation by Karen Shirk for Master Citizen Planner Certification.
  - Farm/Woodland and Open Space Preservation
  - Completed Presentation

**New Business:**

1. Overview presentation by Paul Sniadecki on the Updated Zoning Ordinance draft document developed by the PC subcommittee and the next steps for the integration of the Planning Commission's review & comments. This document is attached and is labeled "20140203 ZO Follow up Discussion"

**Board Member Comments:**

None

**Announcements:**

None

**Adjournment:**

Motion:	Kara made a motion to adjourn the meeting		
Seconded:	Kelly		
Vote:	All in Favor:	5	Nays: None
<b>Motion passed</b>			

Meeting was adjourned at 9:42 PM

Minutes respectfully submitted by Kelly Sweeney