



# Milton Township

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## Planning Commission Members

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

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## **Draft** Minutes Milton Township Planning Commission Meeting Milton Township Hall – 32097 Bertrand St., Niles, MI PLANNING COMMISSION MEETING June 5, 2018 7:00 P.M.

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

- Meeting was called to order at 7:12 PM
- All were present with the exception of Jeremy (excused)

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

- Donald Ray, applicant for Special Land Use, stated that the House will be built first and then the pole barn.
- Ron Simpson (69580 Beebe) has 6.8 acres behind his house and would like to separate into 3 separate parcels. He would like to have this parcel Rezoned to Rural Residential from Ag.

### **Approval of Agenda:**

- Kelly made a motion to approve the agenda as amended.
- Ken seconded the motion.
- Discussion.
- Motion passed.

### **Approval of Previous Minutes:**

- Ken made a motion to approve the previous minutes as presented.
- Roger Seconded the motion
- Discussion
- Motion passed

### **Community Reports:**

1. Zoning Administrator – Zoning Administrator gave a printed copy of her report.
2. Township Board Representative – Kelly gave his report. Stated that the Board is hoping to hear from the PC regarding Truck Routes and Noise Ordinance.
3. Zoning Board of Appeals Representative – Paul gave his report, which was nothing to report.

## **Old Business:**

1. Master Plan
  - a. Planning Commission is waiting on feedback from the Board and a resolution.
  - b. Kelly encouraged Chairperson Shirk to reach out to the Supervisor and stress the importance of moving the master plan forward.
  
2. Accessory building size and height zoning
  - a. Paul made a motion for Section 3.08 #6 (the chart) to make the new height be adjusted to 24 feet.
    - i. Motion dies for a lack of a second
  - b. Karen made a motion to change Section 3.08 #6 (the chart) to the following:
    - i. < than 1 acre                      1200 sq ft              14 ft height
    - ii. more than 1 ½ acres              1600 sq ft              18 ft height
    - iii. more than 2 acres              2000 sq ft              24 ft height
    - iv. then back to the table
    - v. Motion dies for a lack of a second
  - c. Kelly made a motion to have Karen and Aileen engage the Planner of record to see how the Planning Commission can incorporate Single Family, Rural Residential etc. into the existing chart and to develop guidelines on the exception process.
    - i. Roger seconded the motion
    - ii. Discussion
    - iii. Motion Carried

## **New Business:**

1. Public Hearing
  - a. Karen made a motion to approve the Special Land Use for 71197 Ironwood with the following stipulation “that he establish a primary residence and completes the residence and doesn’t use the pole barn for a Commercial Business.
    - i. Seconded by Roger
    - ii. Karen made an Amendment to the motion as follows:
      1. That the applicant builds a house and establishes a primary residence within 2 years from today.
    - iii. Seconded by Roger
    - iv. Discussion
      1. Paul said that he has faith that the applicant will do what he says he will do
      2. Kelly raised the same questions presented at the public hearing.
    - v. Role call Vote on Amendment
      1. Paul, Roger, Scott, Ken, Karen – Yes Kelly – No
      2. Amendment Carries
    - vi. Role call Vote on Motion
      1. Paul, Roger, Scott, Karen – Yes                      Kelly, Ken – No
      2. Motion Carries
  
2. July, August and November dates
  - a. Scott made a motion to change the July meeting to July 19, and the November meeting to Nov 7<sup>th</sup>
  - b. Seconded by Roger

- c. Discussion
  - d. Motion Carries
3. Hidden Hills Site Condominium Preliminary Review
    - a. Bernie Miller presented the Site Condo plan with 21 lots and all over 1 acre and a private road.
    - b. This is just a preliminary review
    - c. Public Hearing was scheduled for July 19, 2018 at 6:00 PM
  4. Discussion on Change to the Private Road section of the Zoning Ordinance
    - a. Kelly made a motion to have Karen and Aileen reach out to our planner of record to have them work on an “exception” for the possibility of Public Roads within the Private Road Ordinance.
    - b. Seconded by Roger
    - c. Discussion
      - i. Karen doesn’t see a need at this time for it and said we should address the issue if and when the situation arises.
      - ii. Paul wanted to get Kelly’s opinion on the Board thoughts on this issue
      - iii. Kelly stated that the BOT has asked the PC to address this issue, if there is no action by the PC, the BOT will do what it has done in the past and take their own actions.
    - d. Motion Carries
  5. Establishment of Truck Routes
    - a. Kelly made a motion to make the following roads in Milton Township truck Routes:
      - i. Ironwood
      - ii. Anderson
      - iii. Conrad
      - iv. US12
      - v. Fir
    - b. Seconded by Scott
    - c. Discussion
    - d. Motion Carries
  6. Noise Ordinance Review
    - a. Kelly made a motion to set the daytime dbs level to 85 dbs from the current level
    - b. Seconded by Paul
    - c. Discussion
    - d. Motion Carries

**Board Member Comments:** None

**Announcements:** None

**Adjournment:**

- Roger made a motion to adjourn at 9:10 PM
- Scott seconded the motion
- Motion carries