



Milton Township

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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
July 19, 2018 7:00 P.M.

Call to Order/Pledge of Allegiance:

1. Meeting was call to order at 7:01 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)

1. Jeff Neumann, Kestrel Hills, Milton Township #3 speaker for Kestrel Hills
 - a. See attached email

Approval of Agenda:

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

Approval of Previous Minutes:

- Kelly made a motion to approve the June Special Meeting Minutes as amended
- Paul seconded the motion.
- Discussion.
- Motion passed.

- Paul made a motion to approve the June Regular Meeting Minutes as amended
- Roger seconded the motion.
- Discussion.
- Motion passed.

Community Reports:

1. Zoning Administrator – ZA gave her report attached
2. Township Board Representative – Read comments from the Berrien County Planning Commission
3. Zoning Board of Appeals Representative – There were no appeals

New Business:

1. August meeting date
 - a. Kelly made a motion to approve the August Planning Commission meeting to August 6th at 7:00 PM
 - b. Jeremy seconded the motion.
 - c. Discussion.
 - d. Motion passed.
2. Rezoning for Parcel ID #: 14-070-010-023-20 (Beebe Rd.)
 - a. Kelly made a motion to approve the Rezoning for Parcel ID Number: 14-070-010-023-20 (Beebe Rd) based on the written reports from William & Works (Planner of Record) and the Zoning Administrator
 - b. Jeremy seconded the motion.
 - c. Discussion
 - d. Motion passed.

Old Business:

1. Master Plan (Status update and set public hearing date)
 - a. Karen schedule the Public Hearing for 7:00 PM on September 4, 2018
2. Accessory building size and height zoning
 - a. Tabled
3. Discussion on future public roads
 - a. Tabled

Board Member Comments:

Announcements:

Adjournment

- Jeremy made a motion to adjourn
- Roger seconded the motion
- Motion Carries meeting was adjourned at 7:42 PM

My name is Jeff Neumann and I am also here representing the residents of Kestrel Hills and Milton Township through the Kestrel Hills Homeowners Association. In order to address the road issue, we are asking that any future development East of Kestrel Hills be required to contain at least one road that exits onto Gumwood. It is not sufficient or in the best interest of the safety of any of the residents, current or future, to only have cul-de-sacs that exit into Kestrel Hills with a single winding exit to Redfield road. We understand that this involves at least two separate developments (one which we are not discussing today). We believe that honoring this request will result in the new developments compliance with local requirements and meet the safety needs of all the residents of these three subdivisions of the Milton Township community. The positives are:

- Hidden Hills will be in compliance with the local requirement to have 2 separate exits and will not overload the Kestrel Hills subdivision with excess traffic on a residential street which will promote safety of all the residents
- Increase access for emergency vehicles to all three developments
- Cooperative solution for all three developments
- The third and future development named Gumwood Holding's natural access point is to Gumwood Road and requiring this road will provide for one of their required access routes
- All three developments would be in compliance with local requirements

We do not have a preference as to whether the new developments are required to cooperate to accomplish this access through the construction of private roads or whether there is a more public solution by the township through the declaration of eminent domain and the construction of a public roadway. We do believe that with the authorization of this increased number of homes resulting in the increased traffic creates a serious safety concern which must be addressed.

In closing let me share a recent event. This past Saturday morning, in Kestrel Hills, a mother was biking with her children on the right side of the road when an SUV drove past nearly hitting them. The driver was looking at his phone. Thankfully this was a near miss, but with increased traffic comes the potential for more near misses and perhaps an actual event.

The Kestrel Hills HOA strongly recommends that this Planning Commission consider and enact a solution that will provide for the safety and well-being of the residents of Milton Township.

Zoning Permits

July 2018 – year-to-date

• 2018-001 - Steven DeCloedt, 68758 Alice Lane	Add. to Accessory Bld.	02/27/18
• 2018-002 - Victoria Bennett, 28757 Runkle St.	Fence	02/27/18
• 2018-003 - Tim Weber, 68343 Surges Road	Attached Garage	03/01/18
• 2018-004 - Ryan Colvin, 68806 Deer Path	Pool	03/13/18
• 2018-005 - Richard Danner, 69761 Ironwood Dr.	Fence	03/15/18
• 2018-006 - Mary Lilley, 29562 Edwards Way	Deck	03/20/18
• 2018-007 - Mark & Ildiko Widman, 68430 Beebe Rd.	Pole Barn	03/20/18
• 2018-008 - Tim Weber, 68343 Surges Road	Pool	03/27/18
• 2018-009 - Todd Evard, 71307 Song Sparrow Trl	New Home	04/03/18
• 2018-010 - Todd Evard, 71243 Kestral Hills Dr.	New Home	04/03/18
• 2018-011 - Ryan & Kim Towner, 28858 Redfield St.	Pole Barn	04/17/18
• 2018-012 - Robert Cultice III, 70867 Broderick Way	Pole Barn	04/18/18
• 2018-013 - Tyler Presswood, 70166 Feirick Dr.	New Home	04/26/18
• 2018-014 - Tom and Judy Cassidy, Lot 54 Kestrel Hills	New Home	05/08/18
• 2018-015 - Brenda Tedder, 33064 E. Bertrand St.	New Home	05/15/18
• 2018-016 - Richard & Aislinn Zentz, 31283 Worrell Rd.	New Home	05/22/18
• 2018-017 - Billy & Staci Meggs, 30102 U.S. 12	Addition to Garage	05/24/18
• 2018-018 - Giasuddin Ahmed, 33030 Old Post Rd.	Shed	05/31/18
• 2018-019 - Joe Straughn, 69560 Red Oak Trail	Pole Barn	06/05/18
• 2018-020 - Muhamad Aslam, 71469 Ridgewood Ct.	Deck	06/05/18
• 2018-021 - Ryan Haas, 70563 Broderick Way	New Home	06/12/18
• 2018-022 - Blair & Holly Wozny, 71086 Kestrel Hills	New Home	06/12/18
• 2018-023 - Carter McCrea, 68702 Deer Path Lane	Addition to Barn	06/14/18
• 2018-024 - Donald Ray, 71197 Ironwood Drive	New Home & Pole Bldg	06/19/18
• 2018-025 - Jonathan & Lindsay Slocum, 71367 Song Sparrow Tr.	Swimming Pool	06/26/18
• 2018-026 - Ryan & Patricia Gardini, Lot 51, Kestrel Hills	New Home	06/26/18
• 2018-027 - Al Wright, 32845 Bertrand Street	Pole Building	06/28/18
• 2018-028 - Raymond Schantz, Jr., 70178 Brush Road	Addition to Barn	07/17/18