



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 Special Land Use request pole building at 71197 Ironwood Drive, Niles, MI Milton Township Hall – 32097 Bertrand St., Niles, MI Public Hearing June 5, 2018 6:45 P.M.

Call to Order/Pledge of Allegiance:

- Meeting was called to order at 6:47 PM
- All were present with the exception of Jeremy (excused)

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

- James McGee asked the following questions:
 - Is the road setback going to be maintained?
 - Is there a site plan?
 - What about after the site plan is approved? What happens if they make changes?
 - Faced a similar situation before
 - What about using a different construction to keep the height within guidelines?
 - Wants to keep the Residential nature of the neighborhood.
- Derrick Ling asked the following questions:
 - What is being built?
 - What is the status of the house and plans for the house?
 - House is not livable.
 - Prior owner used it as storage.
- Applicant Donald Ray said the following:
 - Planning to build a \$300,000 house and Pole Barn.
 - Needs more than 12 ft height for a hoist.
 - Bought property and thought it was 2.2 acres but it was only 1.77 acres.

Board Member Comments:

1. Chairperson Shirk began addressing questions until Kelly mentioned that this was a Public Hearing designed only to gather public input and Board Member comments.
2. Kelly made the following comments:
 - a. Section 3.08 #6 has a chart that is the current zoning ordinance and the * and Special Land use should be an exception not a rule.
 - b. Read the Special Land Use Definition.
 - c. As a Planning Commission, what criteria do we use to address this exception.
 - d. Is there a home on the property?

- e. Is the home livable?
- f. Does the exception fit the property?
- g. Does it make sense to approve this Special Land use?
- h. If we allow this, do we allow everyone to gain approval in Single Family?
- i. What happens if the current owner sells the property?

Adjournment:

- Kelly made a motion to adjourn at 7:17 PM
- Paul seconded the motion
- Motion carries

Draft