



Milton Township

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Planning Commission Members

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

Minutes for Milton Township Planning Commission Meeting Milton Township Hall – 32097 Bertrand St., Niles, MI PLANNING COMMISSION MEETING October 2, 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

Approval of Agenda:

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

Approval of Previous Minutes:

- Scott made a motion to approve the previous minutes as submitted
- Jeremy seconded the motion
- Discussion
- Motion passed

Anyone Wishing to Speak to the Planning Commission: (limited to 3 minutes per person and not related to the public hearing topics)

Community Reports:

1. Cass County Road Commission – 2014 Did a study on the Redfield corridor and the Gumwood interchange. Looked at what would happen if a development was in the area (to the number of 247 homes). From the CCRC standpoint...no additional studies need to be done...CESO study.. The roundabout wouldn't change the flow volume, just the movement through the intersection.
2. Zoning Administrator – Submitted her report (attached)
3. Township Board Representative -- Trustee Sweeney gave his report stating that the Board appreciates the work that the Planning Commission is doing and is looking forward to the Planning Commission feedback on the many items before them.
4. Zoning Board of Appeals Representative – No new business before the ZBA.

Public Hearings:

Rezoning of parcel at 30273 Lloyd Lane (Parcel ID Number 14-070-010-028-40):

- Chairperson opens the public hearing and announces the subject.
- Chairperson summarizes the procedures/rules to be followed during the hearing.
- Township planner/engineer/other consultants present their report and recommendation
 - a. Township Planner – No report was requested
 - b. Township Attorney – No report was requested
 - c. Township Zoning Administrator – Presented her report and recommendation (attached)
- Applicant presents the main points of the application.
 - a. Daniel N. & Diane M Kreager Parcel ID Number 14-070-010-028-40 (30273 Lloyd Lane)
 - i. Presented their request for rezoning
- Persons speaking in support of the application are recognized.
 - a. Joel Fox Granger, IN
 - i. Son-in-law and property owner in Agape Farms spoke in support
 - b. Lauren Fox Granger, IN
 - i. Daughter and property owner in Agape Farms spoke in support
- Persons speaking in opposition to the application are recognized. (secretary notes attached)
 - a. Craig Larson Lloyd Lane
 - i. Spoke in opposition and presented a packet of information (exhibit 6)
 - b. Catherine KATHRYN Smith Lloyd Lane
 - i. Spoke in opposition
 - c. Brent Campbell Lloyd Lane
 - i. Spoke in opposition
 - d. Billy Meggs Lloyd Lane
 - i. Spoke in opposition
 - e. Jennifer Mason Lloyd Lane
 - i. Spoke in opposition
 - f. Andrew Hamilton Lloyd Lane
 - i. Spoke in opposition
 - g. John Rice Lloyd Lane
 - i. Spoke in opposition
 - h. Andrea Smith Lloyd Lane
 - i. Spoke in opposition
 - i. Colleen Sager Lloyd Lane
 - i. Spoke in opposition
 - j. Mike Anderson Lloyd Lane
 - i. Spoke in opposition
 - k. Ms. Hamilton Lloyd Lane
 - i. Spoke in opposition
 - l. Brad Mick Lloyd Lane
 - i. Spoke in opposition
 - m. Ryan Mason Lloyd Lane
 - i. Spoke in opposition
 - n. Dustin Sager Lloyd Lane
 - i. Spoke in opposition

- o. Diana Comer Lloyd Lane
 - i. Spoke in opposition
- p. Anne Rice Lloyd Lane
 - i. Spoke in opposition
- q. Anne Rice Lloyd Lane
 - i. Spoke in opposition

- Chairperson closed the public hearing and returns to the regular meeting.
- Planning Commission begins deliberation
 - a. Discussion
 - b. After much discussion the board tabled the issue until the next PC meeting, November 7th, 2018 at 7:00 PM

Special Land Use request at 71054 Fir Road (Parcel ID Number 14-070-022-014-50):

- Chairperson opens the public hearing and announces the subject
- Chairperson summarizes the procedures/rules to be followed during the hearing.
- Township planner/engineer/other consultants present their report and recommendation
 - a. Township Planner – No report was requested
 - b. Township Attorney – No report was requested
 - c. Township Zoning Administrator – Presented her report and recommendation (attached)
- Applicant presents the main points of the application.
 - a. Mark Nichols 71054 Fir Road Parcel ID Number 14-070-022-014-50
 - i. Presented their request for a Special Land Use to build an 1800 square foot accessory building, with a height of 24 feet. The proposed building will also have a 560 square foot attached lean to and a 150 square foot porch, totaling 2510 square feet.
- Persons speaking in support of the application are recognized.
 - a. No one spoke
- Persons speaking in opposition to the application are recognized.
 - a. No one spoke
- Chairperson closed the public hearing and returned to the regular meeting.
- Planning Commission begins deliberation
 - a. Discussion
 - b. Paul Made a motion to approve the special land use for the property ID 14-070-022-014-50 to build an 1800 square foot accessory building, with a height of 24 feet. The proposed building will also have a 560 square foot attached lean to and a 150 square foot porch, totaling 2510 square feet.
 - c. Roger Seconded the motion
 - d. Motion carries

New Business:

1. Revisit accessory building zoning – tabled to November meeting

Old Business:

- 1) Planning Commission Bylaw revisions – tabled to November meeting
- 2) Master Plan –
 - i) Public Comment
 - b) Craig Larson Lloyd lane
 - i) Came late to the Master Plan discussion and would like to be able to add input. We as a group (Lloyd Lane) are going to be involved and committed
 - c) Andrew Hamilton Lloyd lane
 - i) Doesn't want to be close to commercial properties
 - d) Jennifer Mason Lloyd lane
 - i) Echo Andrew's comments
 - e) Robert Benjamin Lloyd lane
 - f) Lisa Anderson Lloyd lane

Board Member Comments:

None

Announcements:

None

Adjournment

- Jeremy made a motion to adjourn
- Roger seconded the motion
- Meeting adjourned at 9:32 PM