



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
November 7, 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 with the exception of Jeremy (excused)

Approval of Agenda:

- Paul made a motion to approve the agenda as presented
- Roger seconded the motion
- Discussion
- Motion passed

Approval of Previous Minutes:

- Kelly made a motion to approve the previous minutes as amended
- Paul 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)

- a. Daniel N. & Diane M Kreager 30273 Lloyd Lane
 - i. Spoke on his proposed rezoning and wanted to re-fresh the board memory on the issues.
- b. Diane Kreager 30273 Lloyd Lane
 - i. Thanked the PC for their careful consideration of their proposed rezoning
- c. Billy Meggs Lloyd Lane
 - i. Wanted to clarify a comment the Kreagers said and it was that they raise hay and have horses
- d. Craig Lloyd Lane
 - i. We intent to exercise all legal options that are available and we disagree with this rezoning
- e. Jennifer Mason Lloyd Lane
 - i. Concerned about the road and that it will not support construction traffic
 - ii. Opposed to spot zoning
- f. Ryan Mason Lloyd Lane
 - i. Wanted to reiterate what has already been said and “we’re on our own” for the road
- g. Colleen Seager

- i. Road won't hold up
- h. Diane Kreager
 - i. Commented on the road
- i. Craig
 - i. Lloyd Lane is not a road but an easement

Community Reports:

1. Zoning Administrator – Submitted her report (attached)
2. Township Board Representative -- Trustee Sweeney gave his report and provided an update on the multi-use path and the Gumwood/Redfield intersection.
3. Zoning Board of Appeals Representative – No new business before the ZBA.

Public Hearings:

Rezoning of parcel at 71403 Brush Rd (Parcel ID Number 14-070-023-006-00):

- Chairperson opened the public hearing and stated the subject.
- Chairperson summarizes the procedures/rules to be followed during the hearing.
- Township planner presented her report and recommendation (attached)
- Applicant presents the main points of the application.
 - a. Gerald P. and Jessica L. Hunt Parcel ID Number 14-070-023-006-00 (71403 Brush Road)
 - i. Presented their request for rezoning
- Persons speaking in support of the application: NONE
- Persons speaking in opposition to the application are recognized.
 - a. Elaine Shaeffer 71357 Brush Road
 - i. Concerned about the potential of 5 properties
- Chairperson closed the public hearing and returns to the regular meeting.
- Planning Commission begins deliberation
 - a. Discussion
 - b. Kelly made a motion to approve the rezoning of parcel # 14-070-023-006-00 (71403 Brush Rd.) from Ag to Rural Residential.
 - c. Paul seconded the motion
 - d. Discussion
 - e. Motion Carries 6:0

New Business:

1. 3 year road plan
 - a. Kelly will request an updated road plan from Cass County Road Commission.
 - b. Kelly to work with the Board to figure out a road budget.
 - c. Everyone should “drive” the roads so that at the next meeting we can update the 3-year road plan and submit to the board.

Old Business:

- 1) 30273 Lloyd Lane Parcel ID Number 14-070-010-028-40 rezoning
 - a) Kelly made a motion as follows:

- i) I move that the Planning Commission meet in a closed session under Section 8(h) of the Open Meetings Act, pursuant to section 13(1)(g) of the Freedom of Information Act, to consult with our attorney regarding a written legal opinion
- b) Motion seconded by Roger
- c) Role call Vote: Roger-Yes, Ken-Yes, Scott-Yes, Paul-Yes, Kelly-Yes, Karen-Yes
- d) PC went into closed session at 7:39 PM
- e) PC came out of closed session at 8:24 PM
- f) Kelly made a motion as follows:
 - i) After consulting with our attorney and keeping with open government and being transparent, I make a motion to wave the attorney/client privilege and make this document a public document available through the FOIA process
- g) Motion seconded by Roger
- h) Motion carries
- i) Chairperson asked the attorney to summarize the legal opinion
- j) Kelly made a motion as follows:
 - i) I make a motion to rezone parcel ID # 14-070-010-028-40 (3023 Lloyd Lane) to Rural Residential.
- k) Roger seconded the motion
- l) Discussion:
 - i) PC utilized the William and Works Memo and discussed the 4 items in that memo
- m) Motion carries: 5:1 all in favor with the exception of Scott
- 2) Master Plan
 - i) We discussed the master plan and the request by the Township board to look into the “Commercial” area and if that will meet the townships needs into the future.
 - ii) We also reached out to our planner of record and they provided input that we could consider decreasing the Commercial area in our township. The PC decided against implementing that suggestion.
 - iii) The PC was in agreement to re-submit the Master Plan with not additional recommendations for the Commercial Corridor.
 - iv) Karen agreed to attend the next Township Board meeting on behalf of the Planning Commission
 - v) Kelly made the following resolution (attached) Resolution No. 2018-02PC:
 - b) At a regular meeting of the Milton Township Planning Commission held on November 7, 2018, at the Milton Township Hall, the following Resolution was offered for adoption by Planning Commission Member Kelly Sweeney and was seconded by Planning Commission Member Scott:

A resolution recommending approval of the amended Milton township master plan to the township board and constituting planning commission approval of such master plan.....
 - c) Scott seconded the motion
 - d) Motion Carries: All in Favor
- 3) Revisit accessory building zoning
 - a) Kelly made a motion as follows:

I make a motion to change chapter 3.08 #6 of the Zoning Ordinance to the following chart with the removal of the asterisk below the chart.
 - b) Motion seconded by Paul
 - c) Motion Carries: 4:2 with Karen and Scott opposing
- 4) Planning Commission Bylaw revisions – Tabled to next meeting

Board Member Comments: None

Announcements: None

Adjournment

- Paul made a motion to adjourn
- Roger seconded the motion
- Meeting adjourned at 9:05 PM

DRAFT