

Milton Township

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Agenda for Milton Township Planning Commission Meeting

Milton Township Hall - 32097 Bertrand St., Niles, MI

PLANNING COMMISSION MEETING

April 1st, 2013 7:00 P.M.

FINAL

Planning Commission Members

Kara Boyles, Jeremy Clanton, Ron Jureziz, Richard Hebard, Sandra Redman, Diane Shields, Kelly Sweeney

Call to Order/Pledge of Allegiance: Meeting was called to order at 7:01 PM

- Pledge of Allegiance was recited.
- All were present with the exception of Kara Boyles (excused) and Jeremy Clanton (excused)

Public Hearing for Proposed Zoning Ordinance Changes:

PLEASE TAKE FURTHER NOTICE the Planning Commission is considering the following amendments to the Zoning Ordinance:

- 1) Amend Article VIII, Industrial Zoning District, Sections 8.01 and 8.02, to modify the ended Purpose and Use Regulations of the Zoning District to align with the Township 2012 Master Land Use Plan. The existing Permitted and Conditional Uses listed in Article VIII are proposed to be deleted, and replaced with a new listing of Permitted and Conditional Uses that are compatible with the proposed new definition of Intended Purpose for the Industrial Zoning District. In general, the proposed Use Regulations are less intensive than the existing Permitted and Conditional Uses.
- 2) Amend Article XIV, Sections 14.02 and 14.03 to remove the requirement that the Township Board of Trustees have the final authority to approve or deny Conditional Use Applications. The proposed amendment would provide for the Planning Commission to have final authority to approve or deny Conditional Use Applications. The proposed changes would also provide for Conditional Use Applications to be filed with the Zoning Administrator who would then coordinate processing for the Planning Commission.
- 3) Amend Article XIX, Schedule of Uses, to reflect the changes proposed for the Permitted and Conditional Uses in Article VIII. The proposed changes to Article XIX are only clerical nature, and would be fully dependent on any changes made to Article VIII.

PUBLIC COMMENTS from Public Hearing

- Zoning Administrator gave a description of the proposed changes and the background information.
- For Robert Benjamin (Supervisor) made positive comments about the proposed changes.
- Opposed None
- Public Hearing was closed at 7:09 PM

Continuation of Regular Meeting

Approval of Agenda:

- Current agenda was approved with the addition of "Anyone Wishing to speak to the Planning Commission: (3 min/person)" after approval of Previous Minutes.

Approval of Previous Minutes:

Motion: Diane made a motion to approve the minutes as presented
Seconded: Sandra
Discussion: No Corrections
Vote: All in Favor: 5 Nays: None
Motion passed

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

- Robert Benjamin (supervisor) informed the Planning Commission (PC) that SMCAS is now functioning out of the township office. A New Phone system has now been installed in the Township Office. Wolverine Pipeline will be having a pipeline safety presentation at the Township Office. The Board of Trustees (BOT) is scheduled to discuss Park Plan and the Capital Improvement Plan.

Community Reports:

1. Zoning Administrator-gave his report and status update. 3 site plans for accessory buildings have been submitted as well as 1 site plan for a new home. ZA has met with Tabernacle Baptist Church on Ironwood about a paving project – plans will be available no later than May 1st and they would likely include plans for a lighted sign. ZA also presented a letter from the Department of Agriculture and Rural Development regarding the Horse Boarding Facility and Indoor Horse Riding Arena in Milton Township of Cass County (See attachment A).
2. Township Board Representative-Kelly Sweeney gave his report and status update. Minutes from the last BOT meeting are on the website. There is a “Spring Clean Up” day scheduled for April 27, 2013 from 7:00 AM until 11:00. There is also a Hazardous Waste Day scheduled for May 19, 2013 at the Cass County Fair Grounds from 9:00 AM until Noon. The BOT has also passed the budgets for the next fiscal year
3. Zoning Board of Appeals Representative- Based on the discussion on the meeting March 25th, 2013 it became apparent the Planning Commission will need to look at Article XII (Non-conforming Uses/Structures). The LSL document does a good job of looking at Non-conforming Uses and Non-conforming Structures. The next meeting is scheduled for April 22, 2013 at 6:30 PM. In addition, Article XVII has criteria, which is not consistent with existing law.

Old Business:

1. Zoning Ordinance Update-Sub-committee members: Richard, Ron and Kelly

Discussion: Richard gave an update that the Sub-Committee has moved through chapters 1, 2 and 3. There are still some areas that we will go back to and refine as we move through the book. Based on the ZBA meeting the sub-committee is now planning to move through chapter 15 and 16 of the LSL document at their next meeting on April 8, 2013 at 3:00 PM.

2. Updates from Master Plan Goal Leaders, Master Plan Tracker Update

Discussion:

- a. Ag & Farmland Preservation-**Ron**-50% completed and survey will occur at the April 8th at a 7:00 PM at a Special Planning Commission meeting. The intent is make sure we have the appropriate questions to help lead the dialogue and gather opinions on how to preserve farm land prior to the meeting. Richard, as Chairman of the PC should lead the discussion.
 - b. Rural Character & Natural Features-**Kara**-no update
 - c. Land Use and Zoning-**Kelly**-no update
 - d. Growth and Development-**Richard**-Richard has had discussion with Brandywine and Head Start and it appears Head Start will be working with the Brandywine schools.
 - e. Community-**Jeremy**-no update
 - f. Housing and Neighborhoods-**Sandra**--no update
3. Site Condominium zoning ordinance language – update from Township Attorney input. Good discussion regarding Site Condominiums. Zoning Ordinance Sub-committee is allocating their April 19th meeting (3:00 PM to 5:00 PM) for the discussion of the Site Condominium Zoning Ordinance Language and plans to have a Ordinance prepared for the May 6th Planning Commission Meeting.

New Business:

1. Discussion on Public Hearing Zoning Ordinance Material by PC

- a. Motion: Ron made a motion to Amend Article VIII, Industrial Zoning District, Sections 8.01 and 8.02, to modify the ended Purpose and Use Regulations of the Zoning District to align with the Township 2012 Master Land Use Plan as outlined below:

SECTION I ARTICLE VIII, Section 8.01

DELETE the existing Article VIII, Section 8.01, and to REPLACE it with a new Section 8.01 with changed language as follows:

SECTION 8.01 INTENT AND PURPOSE

The regulations of this District are intended primarily for industrial uses which do not generate and/or emit hazardous materials, fumes, or smoke. The district is established to encourage operations which manufacture, compound, process, package, treat and assemble products from previously prepared materials. Other specific Industrial Uses are also provided for, consistent with the rural character of the township and the limited availability of essential services such as water, sewer, roads, energy sources, etc.

SECTION II ARTICLE VIII, Section 8.02(A)

DELETE existing Permitted Uses in Section 8.02(A), numbered 1 through 14, and to REPLACE them with changed Permitted Uses as follows:

SECTION 8.02 USE REGULATIONS

(A)(1)

- 1) Advertising Services
- 2) Agricultural Processing
- 3) Business Services - Other
- 4) Contractor's Yards
- 5) Dwelling & Other Building Services
- 6) Fabrication assembly and packaging
- 7) General Contract Construction Services
- 8) Grinding, milling and production
- 9) Manufacturing - Equipment, Scientific, Medical & Research Equipment
- 10) Manufacturing - Jewelry, Silverware & Plated Ware
- 11) Manufacturing - Musical Instruments & Parts
- 12) Manufacturing - Novelties & Misc. Notions (Except Precious Metals)
- 13) Manufacturing - Pens, Pencils & Other Office & Artists' Supplies
- 14) Manufacturing - Photographic Equipment & Supplies
- 15) Manufacturing - Pottery & Related Products
- 16) Manufacturing - Toys, Amusement, Sporting & Athletic Goods
- 17) Manufacturing - Watches
- 18) Manufacturing - Wood Containers

- 19) Material handling and equipment
- 20) Pipeline Right-of-Way & Essential Service
- 21) Publishing & Printing, Binding & Related
- 22) Radio & Television Communication (Base Station)
- 23) Storage Services - Agricultural Products Only
- 24) Warehousing & Storage Services
- 25) Wholesale - Drugs, Chemical & Allied Products
- 26) Wholesale - Dry Goods & Apparel
- 27) Wholesale - Electrical Goods
- 28) Wholesale - Groceries & Related Products
- 29) Wholesale - Hardware, Plumbing, Heating Equipment & Supplies
- 30) Wholesale - Machinery, Equipment & Supplies (Farm Equipment)
- 31) Wholesale - Motor Vehicles & Automotive Equipment
- 32) Winery

SECTION III ARTICLE VIII, Section 8.02

ADD a new part to Section 8.02 as follows:

8.02(B)(1) CONDITIONAL USES

- 1) Bulk storage
- 2) Cleaners and laundries
- 3) Handling and processing of construction material
- 4) Manufacturing - Canning & Processing of Food & Related Products
- 5) Manufacturing - Dairy Products
- 6) Manufacturing - Electrical machinery, Equipment & Supplies
- 7) Manufacturing - Floor Coverings (Rugs & Carpets)
- 8) Manufacturing - Fur Goods
- 9) Manufacturing - Glass & Glassware (Pressed or Blown)
- 10) Manufacturing - Household & Office Furniture & Related Products
- 11) Manufacturing - Leather & Leather Products
- 12) Manufacturing - Machinery (Except Electrical)
- 13) Manufacturing - Miscellaneous Apparel & Accessories
- 14) Manufacturing - Miscellaneous Plastic Products
- 15) Manufacturing - Mobile Homes & Offices & Recreational Vehicles
- 16) Manufacturing - Other Small Wares (Cotton, Man Made Fibers, Silk, Wool)
- 17) Manufacturing - Other Wood Products (Except Furniture)
- 18) Manufacturing - Paperboard Containers & Boxes
- 19) Manufacturing - Soap, Detergents, Perfumes, Cosmetics & Other Toiletries
- 20) Manufacturing - Textile Goods
- 21) Motor vehicle services
- 22) Outdoor advertising signs
- 23) Repair and service of heavy duty trucks and construction equipment
- 24) Research Facilities
- 25) Wholesale - Other Wholesale Trade

SECTION IV ARTICLE XIX, SCHEDULE OF USES

DELETE all existing uses listed for the Industrial Zoning District in Article XIX, and REPLACE the Industrial Uses with the updated uses listed in Sections II and III, above, to be listed in alphabetical order.

Seconded: Sandra

Discussion: Motion was discussed

Vote: Ron YES, Sandra Yes, Diane YES, Kelly YES, Richard YES

Motion passed

- b) Motion: Kelly made a motion to Amend Article XIV, Sections 14.02 and 14.03 to remove the requirement that the Township Board of Trustees have the final authority to approve or deny Conditional Use Applications. The amendment will provide for the Planning Commission to have final authority to approve or deny Conditional Use Applications. The proposed changes would also provide for Conditional Use Applications to be filed with the Zoning Administrator who would then coordinate procession for the Planning Commission.

Seconded: Ron

Discussion: Motion was discussed

Vote: Ron YES, Sandra Yes, Diane YES, Kelly YES, Richard YES

Motion passed

- c) Motion: Ron made a motion Amend Article XIX, Schedule of Uses, to reflect the changes proposed for the Permitted and Conditional Uses in Article VIII.

Seconded: Kelly

Discussion: Motion was discussed

Vote: Ron YES, Sandra Yes, Diane YES, Kelly YES, Richard YES

Motion passed

- 2) Draft PC Annual Report for fiscal year 04/01/2012 to 03/31/2013 to BOT and Milton Township Property Owners
 - a) Tabled to Next meeting when Kelly and Richard will bring a final version for review
- 3) Review of Approved Budget for the PC for fiscal year 2013-2014.
 - a) Discussed the budget and PC will be able to work within the budget
- 4) PC Training Workshops.....Focus content and timeframe on how to complete
 - a) Ron would like to see a workshop on "Techniques to maintain rural character."
 - b) Richard to contact our Planner of Record (Williams and Works) and see about their ability to develop a workshop on the above and potential other topics.
 - c) Richard is to report back to the PC on training.

Planning Commission Member Comments:

1. Richard discussed the work done on the "Parks" and the Capital Improvement Plan to this point.

Announcements:

None

Adjournment:

Motion: Kelly made a motion to adjourn the meeting

Seconded: Sandra seconded the motion

Vote: All in Favor: 5 Nays: None

Motion passed

Meeting was adjourned at 9:43 PM

Minutes respectfully submitted by Kelly Sweeney

File name: 2013-Minutes-Planning Commission with Public Hearing-Final