

Milton Township

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Planning Commission

Members: Jeremy Clanton, Richard Hebard, Ron Jureziz, Sandra Redman, Diane Shields, Kelly Sweeney and Sharon Ward

Minutes for November 7, 2011 Meeting

Call to Order: 6:38 P.M.

Roll Call: Kelly Sweeney was absent; the other six members were all present

Agenda: Approved

Approval of the Minutes: Approved as written

Public Comments: None

Cass County Road Commission: Joe Bellina presented a discussion about how to assess the deterioration of the Township roads from the Road Commission engineer's perspective. He provided a helpful handout and donated a book to the Township which will be helpful for future Planning Commission members to reference when they are asked to evaluate roads and make recommendations to the Board as to which roads the Township should repair. In addition Joe made us aware of a computer program produced by Michigan Tech that may be helpful in record keeping and making yearly evaluations of the Township roads. He indicated that he would provide the Township with a copy of this program. Joe answered numerous questions posed by the Board members as well as our Zoning Administrator, Paul. Overall this was a very valuable and productive experience that will be immensely helpful in December when the Planning Commission must make its evaluations of the Township Roads for presentation to the Board.

Zoning Administrator's Report: One new home site plan was reviewed as well as two accessory building site plans were reviewed. The suit against 5 Starr LLC was concluded and decided in favor of the Township

Township Board Members Report: The Board approved the Private Road Ordinance and it will become legal on November 17.

Zoning Board of Appeals: Two appeals are to be heard on November 14.

Old Business:

- 1) **Private Road Ordinance:** This was approved by the Board and no further action on the part of the Planning Commission is necessary. Copies are to be provided to members to add to their Zoning Manuals.
- 2) **Agricultural Production District:** An extensive and prolonged discussion ensued. Ron presented a relatively simple way of resolving a significant part of the problem; however, no consensus was reached as to how to resolve these issues. The only apparent consensus was that we needed to find a way to alert the residents of the Agricultural Production District about the problems with the Ordinance that have been discovered and the implications for these residents. One suggestion was made to have a Town Hall meeting for the residents of the Agricultural Production District. No action was taken on this suggestion. The discussion of the resolution of this issue will be continued at the Planning Commission meeting in December.
- 3) **Accessory Use Definitions:** It was brought to the attention of the members that the Planning Commission has passed two slightly different definitions, one on August 1 and a second on October 3. Because of this Kelly had decided not to send this on to the Board until the Planning Commission had resolved this error. Both Paul and Ron indicated that they did not feel either definition was sufficiently strong to provide good protection to the Township. Ron made a motion to rescind the motions made on August 1 and October 3 defining Accessory Use which was seconded by Sandra. By a roll call vote of 4-2 this motion was defeated with Ron and Sandra voting for and the other members voting against. Some members felt it was important to get a definition of Accessory Use on the books even if it was not as strong as we would like. By a roll call vote of 6-0 it was decided to rescind the vote on the definition of Accessory Use approved on October 3 and send the definition of Accessory Use approved on August 1 to the Board for approval. It was decided that the Planning Commission would in the future work on amending this definition with a significantly more strongly worded definition of Accessory Use.

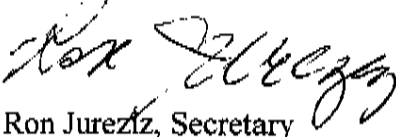
New Business: None

Board Member Comments: None

Announcements: None

Time of adjournment: 9:20 P.M.

Respectively submitted,



Ron Juretz, Secretary

Approved On: December 5, 2011