



# Milton Township

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## Planning Commission Members

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

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**Draft Minutes for Milton Township Planning Commission Meeting**  
**Milton Township Hall – 32097 Bertrand St., Niles, MI**  
**PLANNING COMMISSION MEETING**  
**September 4, 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:**

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

### **Approval of Previous Minutes:**

- Kelly made a motion to approve the previous minutes as submitted
- Roger 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)**

- No one from the audience chose to speak.

### **Community Reports:**

1. Zoning Administrator – Submitted her report (attached)
2. Township Board Representative -- Trustee Sweeney gave his report stating that the Board appreciates the work that the Planning Commission is doing. The board is looking forward to the Planning Commission feedback on the many items before them especially the Master Plan update.
3. Zoning Board of Appeals Representative – No new business before the ZBA.

## **Public Hearings:**

**Note:** All comments by the public, staff and Planning Commission members shall be directed to the chairperson and shall relate to the subject of the public hearing; unrelated comments shall be ruled out-of-order by the chairman. Comments shall be limited to 3 minutes per person.

### 1. Hidden Hills

- Chairperson opened the public hearing and announced the subject of the continuation of the Public Hearing on Hidden Hills.
- Paul Romanetz stated that he had a conflict of interest and removed himself from the PC table.
- Chairperson summarized the procedures/rules to be followed during the hearing.
- Township planner/engineer/other consultants presented their reports and recommendations
  - a. Township Planner – gave his report (attached)
  - b. Township Attorney – gave her report and would like to work directly with the Hidden Hills attorney on wording for the bylaws, and the condominium documents etc.
  - c. Township Zoning Administrator – The Zoning Administrator gave her report
- Applicant presents the main points of the application.
  - a. Burne Miller, planner/engineer for Hidden Hills, gave his presentation on the sub-division.
  - b. Asked for the PC to recommend approval to the Township Board with the necessary stipulations that the PC deems appropriate
- Persons speaking in support of the application are recognized.
  - a. JT McDonald                      71357 Sanderling Drive                      VP Kestrel Hills Homeowners association
    - i. Read a prepared statement (attached)
- Persons speaking in opposition to the application are recognized.
  - a. Paul Churches                      71382 Sanderling Drive
    - i. Had some concerns with increased traffic on the public roads and exiting the sub-division
  - b. Janet Leaseburg                      71454 Song Sparrow
    - i. In agreement with the concerns raised by Mr. Church.
  - c. Devetta Farrow                      34143 Redfield
    - i. We have a 10 acre property and everything around me is being developed. This will greatly impact how we live. We also concerned about the impact on wildlife, water quality, and the value of my property.
  - d. Rex Miltenberger                      71346 Gumwood Rd
    - i. Concerned that the Northern Road comes close to the property line and there is a deep ravine. How will this subdivision plan and accommodate this situation.
    - ii. Is also concerned about screening so he doesn't have to look at the sub-division.
- Chairperson closed the public hearing and returned to the regular/special meeting.
  - a. Attorney explained the Site Condominium Ordinance
    - i. Attorney recommended that the developers enter into a Section 433 Agreement between the developer and the Drain commission to pay for future drainage issues.
    - ii. Attorney will review and revise the Master Deed, Condominium Bylaws, and the Private Road Maintenance Agreement and provide final comments to the board
  - b. The development discussed 13.07 and stated that the Development does not intend to have sidewalks, additional shade trees, bike racks, nature trail and/or communal space.
- Planning Commission had their deliberation and arrived at a decision with specified reasons for the decision.
  - a. Kelly made a motion to send the preliminary plan on to the Township Board with the following conditions:
    - i. The Developer gains the appropriate approval of the condominium development plans from all of the required agencies as listed in Section 1.03(B) of the Condominium Development

Ordinance. The development plans have been submitted to all agencies and the applicant is still awaiting approval from the Cass County Health Department, the Cass County Road Commission.

- ii. Township Attorney will review and revise the Master Deed, Condominium Bylaws, and the Private Road Maintenance Agreement and provide final comments to the board
- iii. That the applicant will preserve existing trees as much as possible
- b. Jeremy seconded the motion
- c. Discussion
- d. Role Call Vote:
  1. Roger Yes
  2. Jeremy Yes
  3. Ken Yes
  4. Scott Yes
  5. Kelly Yes
  6. Karen Yes
- ii. Motion carries

## 2. Rezoning of parcels 14-070-021-001-01, 14-070-021-010-00, and 14-070-021-002-20

- Chairperson opened the public hearing and announced the subject of the Public Hearing on Rezoning of parcels 14-070-021-001-01, 14-070-021-010-00, and 14-070-021-002-20.
- Chairperson summarized the procedures/rules to be followed during the hearing.
- Township planner/engineer/other consultants presented their reports and recommendations
  - a. Township Planner – gave his report (attached)
  - b. Township Attorney – gave her report
  - c. Township Zoning Administrator – gave her report
- Applicant presents the main points of the application.
  - a. John Linn, planner/engineer from Abonmarche gave his presentation on the rezoning.
  - b. Asked for the PC to recommend the rezoning of the 3 parcels from Rural Residential to Single Family
- Persons speaking in support of the application are recognized.
- Persons speaking in opposition to the application are recognized.
  - a. Paul Churches 71382 Sanderling Drive
    - i. Had some concerns with increased traffic on the public roads and believe without a traffic study this change is very premature
  - b. Devetta Farrow 34143 Redfield
    - i. We have a 10 acre property and everything around me is being developed. This will greatly impact how we live. We also concerned about the impact on wildlife, water quality, and the value of my property.
  - c. Rex Miltenberger 71346 Gumwood Rd
    - i. Concerned about the buffer because he lives just to the north of the sub-division. He wants to make sure the buffer does not block his vision to the South when he pulls out of his driveway.
  - d. Connie Guard 68982 Beebe Rd
    - i. With the change to SFR that will create a lot of wells and septic systems and will lead to polluted wells etc....just like what they have in Granger
- Chairperson closed the public hearing and returned to the regular/special meeting.
- Planning Commission had their deliberation and arrived at a decision with specified reasons for the decision.
  - a. Kelly made a motion to Rezone the parcels 14-070-021-001-01, 14-070-021-010-00, and 14-070-021-002-20 from Rural Residential to Single Family Residential based on the information provided above
  - b. Jeremy seconded the motion

- c. Discussion
- d. Role Call Vote:
  - 1. Roger Yes
  - 2. Jeremy Yes
  - 3. Ken Yes
  - 4. Scott No
  - 5. Kelly Yes
  - 6. Karen No

ii. Motion carries

### 3. Milton Township newly revised Master Plan

- Chairperson opened the public hearing and announced the subject of the Public Hearing on the revised Master Plan
  - Chairperson summarized the procedures/rules to be followed during the hearing
  - Township planner/engineer/other consultants presented their reports and recommendations
    - a. Township Planner – presented the resolution
    - b. Township Zoning Administrator – gave her report
  - Applicant presents the main points of the application.
    - a. None
  - Persons speaking in support of the application are recognized.
    - a. None
  - Persons speaking in opposition to the application are recognized.
    - a. None
  - Chairperson closed the public hearing and returned to the regular/special meeting.
  - Planning Commission had their deliberation and arrived at a decision with specified reasons for the decision.
    - a. Kelly made a motion to Adopt resolution No 2018-01PC (attached) recommending approval of the amended Milton Township Master Plan to the township board and constituting Planning Commission approval of such Master Plan.
    - b. Paul seconded the motion
    - c. Discussion
    - d. Role Call Vote:
      - 1. Roger Yes
      - 2. Jeremy Yes
      - 3. Ken Yes
      - 4. Scott Yes
      - 5. Kelly Yes
      - 6. Karen Yes
- ii. Motion carries

### **New Business:**

1. Preliminary site review for proposed development by Adams Road Development Corporation.
  - John Linn from Abonmarche presented the Proposed site condominium development on behalf of Adams Road Development.
  - David Eckrich also presented additional information about the proposed site condominium development
  - Planning Commission participated in a discussion out the proposed site condominium

**Old Business:**

1. Planning Commission Bylaw revisions

Proposed change to Section 8: Amendments to read “These bylaws may be amended at any meeting by a vote of the majority of the membership of the planning commission”.

- a. Kelly made a motion to change Section 8 of the Planning Commission Bylaws to read:  
“these bylaws may be amended at any meeting by a vote of the majority of the Membership of the planning commission.”
- b. Roger seconded the motion
- c. Discussion
- e. Motion carries

**Board Member Comments:**

**Announcements:**

**Adjournment**

- 1) Jeremy made a motion to adjourn
- 2) Ken seconded the motion
- 3) Motion Carries meeting was adjourned at 9:37 PM