

# Milton Township

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## Planning Commission

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

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### Minutes for February 6, Meeting

Call to Order: 6:31 P.M.

Roll Call: All members were present

#### Public Comments:

- 1) Robert Benjamin made 8 announcements: A) Trash day will be April 28. B) He received a letter of concern about the Master Plan and a copy was provided to the PC members. C) Investigation of extending internet service throughout the Township is being investigated. D) Investigation of alternative ambulance and fire service is ongoing. Citizens have inquired about improved police protection. E) Investigation concerning expansion of the Township Hall is ongoing. F) Another newsletter will be coming out near the end of February. G) MDOT will be having Public Hearing on March 7 from 3-6 at the Township Hall regarding the changes to U.S 12. G) The Cass County Clerk's office will offer an introduction to running for public office program on March 28 from 7-8 P.M. at the Township Hall.
- 2) Virginia Kraft was concerned about the term Agricultural-Residential used in the Master Plan and what this term was referring to in terms of zoning.
- 3) David Eckrich stated that he felt that we needed a definition for the term rural character. That term can mean different things to different people and since we are widely using this term he felt that we needed a Township accepted definition.
- 4) Eric Cole asked if Milton Township was willing to start buying development rights from the farmers to help preserve the remaining farms that we have in Milton Township.

Agenda: Added to the agenda was review of the Planning Commission's agent for consultations.

Approval of the Minutes: The minutes for January 12 were approved. There was a question raised about what a citizen actually said at the January 9 Public Hearing. Approval of these minutes was deferred until the recording of the minutes can be reviewed.

Zoning Administrator's Report: New copies of the Zoning Ordinance book are now available. Two building permits have been issued for new homes. One site plan has been reviewed. A stay has been granted in the 5-star case. Mr. Rupchuck has raised an issue about an activity taking place on the Weaver property and this will be investigated.

Township Board Member's Report: The Conditional Use Permit was approved for the Weaver Landscaping Service. The Cass County Road Commission presented the case for approval of a 1 mil tax increase that is to appear on the February Primary Ballot. This revenue from the 1 mil tax increase will be used only for primary roads in the County. Sharon provided a copy of the budget and expenses for the Planning Commission for the 2011 fiscal year.

Zoning Board of Appeals Report: Two variances will be heard in the next month.

Old Business:

- 1) Planning Commission agent for consultation: The Planning Commission by a 7-0 roll call vote approved recommending to the Board that approval of LDL as the agent for the Planning Commission be cancelled and that Williams and Works be approved as the new agent for consultations for the Planning Commission.
- 2) Master Plan: An extensive discussion about multiple issues with the Master Plan ensued. Kelly presented an alternative Future Land Use Map which restored much of the Rural Residential Zoning to the areas that were designated for change to Single Family Residential zoning. After a discussion the members decided for the time being to stay with the original proposal for the Future Land Use Map. However, the members did approve making five changes to the Future Land Use Map by a 6-1 roll call vote with Sharon being the only dissenting vote. Although these changes were not considered major the Planning Commission decided to present these changes at another Public Hearing to be held at 6:30 P.M. on March 12 before voting on approval of the Master Plan for presentation to the Board. The issue of the confusion about the new designation of the term Ag-Residential was discussed. The Zoning Administrator pointed out that in the 1999 Master Plan this change was suggested but this change was not adopted by that Planning Commission. By a 4-3 roll-call vote the recommendation was made to ask Williams and Works to change all of mention of Ag-Residential throughout the Master Plan back to Ag-Production. The opposing votes were cast by Diane, Kelly and Sharon. Next an attempt was made to address some of the citizen's concerns that in the future a Planning commission could try to adopt all of the zoning changes shown in the Future Land Use Map. A proposal was made to insert the following statement into the Master Plan: It is the intention of this Planning Commission in adopting this Future Land Use Map that any Zoning changes that might occur as a result of the Future Land Use Map would have to be initiated by individual land owners for there own property. Furthermore it is the intention of this Planning Commission that the present or future Planning Commissions would not initiate the entire zoning changes as depicted in the Future Land Use Map. The insertion of this statement into the Master Plan was approved by a 6-1 roll-call vote with Jeremy being the only opposing vote. The Planning Commission has received two letters from citizens raising some concerns with the new Master Plan as it is presently proposed. These letters will be included with this month's minutes when they are approved and deposited with the Township Clerk.

New Business: None

Board Member's Comments: None

Announcements: None

Time of adjournment: 9:08 P.M.

Respectively submitted,



Ron Jureziz, Secretary

Approved On: March 12, 2012