

Milton Township Planning Commission
Milton Township Hall
32097 Bertrand Street, Niles, MI. 49120

Regular Meeting Minutes
June 7, 2010

Members Present: Diane Shields (Chair), Richard Hebard, Sharon Ward, Ron Jureziz, and Jackie Pflug (Secretary) per roll call. Kelly Sweeney came after the roll call.

- A. Call to Order:** Meeting called to order at approximately 1827.
- B. Approval of the Agenda:** Was approved with an addition under New Business C. Gumwood Rd.
- C. Approval of the minutes:**
 - 1. Monday, May 3, 2010, Regular Meeting Minutes:**
 - a. Ron Jureziz made a motion to accept the minutes as written. Sharon Ward 2nd the motion. Members who were in favor to accept the minutes as written were Ron Jureziz, Richard Hebard, and Sharon Ward, Kelly Sweeney, Jeremy Clanton, Jackie Pflug and Diane Shields. The motion was carried.
- D. Public Comments – Agenda and Non-agenda items:**
 - 1. Public present – Gumwood Rd to close 7-6 through 8-20 between Redfield and the State line.**
- E. Zoning Administrators Report: Paul Snaidecki**
 - 1. 1 site plan review for a duplex on US-12.
 - 2. Compliance enforcement actions.
 - 3. Motorcycle off road track near Redfield and Carter- consult attorney on legal issues.
 - 4. No building issues.
- F. Report of the Township Board Representative:**
 - 1. Sharon Ward introduced Sandra Redman as a new member on the PC.
- G. Report of the Zoning Board Representative:**
 - 1. Diane Shields has nothing to report.
- H. Old Business:**
 - 1. Draft Ordinance:**
 - a. Jackie Pflug passed out copies of the 4th ordinance draft to PC members. She was working on issues that needed to be reviewed for further discussion.
 - 2. Master Plan:**
 - a. Jay Kilpatrick feels we had a good representation from the community vision workshop. 40-50 people are a usual turn out.
 - b. He will send a copy of the Visioning Workshop Report to post on the web. It will include an introduction and individuals may express their opinions or send an email.
 - c. Next phases
 - 1. Open house to reveal the plan in draft form.

2. Public Hearing
- d. Concerns the preliminary draft should come sooner.
- e. May need a 2nd work shop. The consultant will act as a mediator in the discussion process if there are issues.
- f. Combined efforts with surrounding Townships to meet the requirements.
 1. Combining Master Plans is difficult.
 2. Addendums to the Master Plan is easier. They are doing Ontwa Township now.
 3. Limited resources – sewer and water addresses issues with the Enabling Act. Demonstrable Economic Demand.
 4. Ron Jureziz made a motion to approach Ontwa Township to explore the possibility to utilize their industrial park in a joint Master Plan Planning. Kelly Sweeney 2nd the motion. Roll call vote Sharon Ward- yes, Jeremy Clanton – yes, Ron Jureziz –yes, Kelly Sweeney – yes, Richard Hebard – yes, Jackie Pflug – yes, Diane Shields – yes.
 5. Jay will approach Ontwa Township to determine if there is an interest in combined planning. Niles Township will be doing their Master Plan later this year.
 6. With combined planning the boundaries go away.
- g. Setting goal statements
 1. Agriculture and Farmland Preservation
 - a. Economically Viable
 - b. Optimally utilized (good advantage of land)
 - c. Retention of large unbroken tracts
 - d. Embraced by land owner
 - e. Regional scale
 2. Rural Character & Natural Features
 - a. Hobby Farms & Fruit stands
 - b. Natural woods, open areas, horses
 - c. Open space design (conservation cluster)
 - d. Green Breaks between developments
 - e. Transportation Routes
 - f. Protect View Shed
 - g. Paths
 - h. Zoning Standards
 - i. Design Guidelines
 - j. Lighting
 3. Planning and Zoning
 - a. Effective use working with land assets
 - b. Scenic resources protected
 - c. Land owners protected interest
 - d. Design standards for commercial uses
 - e. Regional partnering with communities
 - f. Effective use of bowling alley lots. Private Rd. plans

- g. Home Based or Home Occupation
- h. Need private road standard & proper design
- 4. Growth & Development
 - a. Planned Control
 - b. Sequential development – set design standards high enough
 - c. High quality development welcome – Balanced/mixed
 - d. Economic value and incentive
 - e. Mixed uses/modest scale
 - f. Outside utilities
 - g. Equestrian centers – Rural theme development
 - h. Transportation linkage are effective
- 5. Community Facilities and Services
 - a. Effective and support public safety
 - b. Desirable & well versed recreational facilities
 - c. Adequate public office and facilities
 - d. Coordinated planning with schools
- 6. Housing and Neighborhoods
 - a. Elderly housing (Continuum of care)
 - b. Residentially shared with neighboring communities
 - c. Keeping neighborhoods small < 50
 - d. Gated verses interconnected
 - e. Reasonable interconnections
- h. Jay will compile some goal statements & objectives to be discussed at the next meeting. He would like to know what you like or should it be changed. Is it going to be true in 20 years? What do we have to do to get there? Is it something we need to do? Mike will be at the next meeting in his absence.
- i. If there is interest with working with Ontwa Township perhaps a few members could meet.

I. New Business:

- 1. **Bylaws** – Diane wanted to know what the PC felt about changing the bylaws to have additional members working on the projects. According to the bylaws the PC has the authority to change the bylaws. Robert Benjamin said the Township Board discussed this at their last meeting and were pretty much against additional members.
- 2. **Zoning Districts:**
 - a. Zoning Administrator Paul Sniadecki stated the current "Zoning Map" appears to be our "Future Land Use Map" from the current Master Plan dating back to 1999 or 2004. When the two are compared, there does not appear to be any differences. That is why the Zoning Administrator is concerned about the current zoning for the Kestrel Hills and The Reserve sub-division developments. The Planning Commission, according to our ordinance is tasked with

maintaining the current Zoning Map, and no one from the PC has been able to produce any other map document. Research on the extension of the sub-division conditions for Kestrel Hills revealed it was zoned Single Family Residential in 1992. The owner of the Development, Matt Rakowski, spoke with the ZA and maintains the development is zoned Single Family Residential.

- b. The Reserve needs more research but he feels it is a PUD verses rural residential.
- c. Kelly Sweeney made a motion to correct the many errors in our current zoning map. Ron Jureziz 2nd the motion. All were in favor and the motion carried.

J. Member Comments:

1. Kelly Sweeney states there is a public hearing on Wednesday regarding Gumwood Rd. expansion and rotaries. He feels this will affect Milton Township with an increase in traffic.

K. Announcements:

1. Paul Boggs states the changes in Gumwood from the State line will realign and take the elevation out of the curves. This is some major construction and will begin July 6.
2. Next meeting will be Tuesday, July 6 @ 1830.
3. Next meeting officers will be elected.

- L. Adjourn:** A motion to adjourn the meeting was made by Kelly Sweeney and Jeremy Clanton 2nd the motion. Motion was passed and the meeting was adjourned at 2055.

Respectfully submitted by,

Jackie Pflug (Secretary)