

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 September 12, 2011 Meeting

Call to Order: 6:30 P.M.

Roll Call: All members were present

Agenda: Accepted as written

Approval of the Minutes: Approved as written

Public Comments: None

Supervisor Benjamin's comments: 1) Requested that the Planning Commission address the problem with the Ag Production Zoning Ordinance in an expeditious manner and review the entire Ag Production Ordinance. 2) Commended the Planning Commission for their work on the Master Plan however he would like to see some mention of the amount of money that the Township put into restoring Smith Chapel. 3) Reiterated the ex officio member's role between the Planning Commission and the Board. 4) Would like the Planning Commission to make a budget request for parks by February. 5) Reiterated the Planning Commission's role in providing recommendations for repairs to Township Roads so that the Board can address these recommendations in the budget.

Cass County Road Commission Report: Joe Bellina provided handouts showing the Road Commission's three year projection of suggested road repairs. The handout also color coded the Road Commission's assessment of the degree of disrepair of the Township Roads. It is up to the members of the Planning Commission to assess the Township Roads and prioritize the roads needing the most repairs so that the Board can consider the budgetary constraints in attempting to repair these roads.

Zoning Administrator's Report: Two site plans were received and four enforcement issues were dealt with.

Township Board Members Report: The Board approved sending the Master Plan to the surrounding communities. The Public Road Ordinance was sent back to the Planning Commission for reconsideration.

Zoning Board of Appeals: No actions were taken.

Old Business:

- 1) **Master Plan Update:** The Master Plan was sent by e-mail to all of the required communities and agencies on the 25 of August which means that we will be able to review the responses at the November meeting after which the required Public Hearing can be scheduled.
- 2) **Response from the Cass County Planning Commission:** The changes for Sections 12.15, 14.04 and XX were all approved as written. The requested change to Section 1.12, the definition of accessory use was not approved. After some discussion by the members it was decided that a revision was necessary and this will be addressed at the October meeting.
- 3) **Private Road Ordinance:** Joe Bellina had been asked to review the Milton Township Ordinance to determine that it was consistent with the County's rules. Joe asked a number of questions and many of them were answered successfully by Paul Sniadecki, the Zoning Administrator. Since this is a complex Ordinance many of Joe's questions were answered by referring to other sections of the Ordinance. To summarize, Joe raise three major concerns. They were: 1) Were drainage issues adequately addressed. 2) The definitions of private roads and driveways. 3) Should the Township require stop signs on private roads where the private road enters a public road. It was noted that such stop signs were not the financial responsibility of the County Road Commission. A discussion among the Planning Commission members ensued and it was felt that the concerns that Joe raised were adequately addressed by the totality of the Private Road Ordinance. The Planning Commission voted unanimously to return it to the Board for approval without any changes.

New Business:


1) **Community Baptist Church.** The church had requested a change in the sign ordinance to permit them to have a 64 square foot sign. There was reluctance of several of the Commission members to change the ordinance. An issue arose as to how one would determine the 32 square foot measurement that is now allowed. Should it only include the written portion of the sign or should it include all of the sign. Ron and Sharon recalled that in the past the Commission had used only the written portion of the sign for one or two approvals. Other members were uncomfortable with using this precedent. A resolution of this issue is not defined in our present Sign Ordinance. No resolution of the approval of the sign desired by the Community Baptist Church was reached. Paul Sniadecki is going to research how other Townships deal with this issue. At this point the Church has two alternatives: 1) Proceed with a request for a variance or 2) Wait for the Planning Commission to resolve the interpretation for the size of signs. It should be noted that there was broad based support for the Church from the members of the Planning Commission however they could not resolve how to approve their sign with our present Sign Ordinance.

Board Member Comments: None

Announcements: The Ontwa Township proposed Master Plan has been received and copies will be distributed to the Planning Commission members for their review and member comments will be received at the next meeting.

Time of adjournment: 9:35 P.M.

Respectively submitted,


Ron Jureziz, Secretary

Approved On: October 3, 2011