

Milton Township

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Milton Township Hall - 32097 Bertrand St., Niles, MI

PLANNING COMMISSION MEETING Minutes

October 1st, 2012 6:30 P.M.

APPROVED--FINAL

Planning Commission Members

Kara Boyles, Jeremy Clanton, Ron Jureziz, Richard Hebard, Kelly Sweeney, Sharon Ward

Call to Order/Pledge of Allegiance:

The meeting was call to order at 6:30 PM

Meeting

Sandra submitted her resignation effective today, October 1, 2012. As a result of her resignation, it was necessary to appoint a new secretary. Because of Sandra's resignation, Kelly submitted his resignation as Chairman so that he could serve as the secretary.

Motion: Kelly made a motion to nominate Richard Hebard as Chairman of the Planning Commission

Seconded: Jeremy seconded the motion

Discussion: None

Vote: All in Favor: 6 Nays: None

Motion passed

Motion: Jeremy made a motion to nominate Kelly Sweeney as Secretary of the Planning Commission

Seconded: Ron seconded the motion

Discussion: None

Vote: All in Favor: 6 Nays: None

Motion passed

Discussion ensued about whether Kelly could serve as both Chair and Secretary at the same meeting. Richard willingly agreed to serve as chairman for the meeting. All present were supportive of this change.

Anyone Wishing to Speak to the Planning Commission: (3 min/person)

There were no comments from the audience

Approval of Agenda:

Agenda was approved as submitted

Approval of Previous Minutes:

Motion: Ron made that we approve the July 30th, 2012 minutes as corrected.

Seconded: Jeremy seconded the motion

Discussion: None

Vote: All in Favor: 6 Nays: None

Motion passed

Motion: Ron made that we approve the August 6th, 2012 minutes as corrected.

Seconded: Jeremy seconded the motion

Discussion: None

Vote: All in Favor: 6 Nays: None

Motion passed

Community Reports:

1. Zoning Administrator
 - a. 10 site plans were reviewed for approvals--6 accessory buildings, 2 for pools, 2 for fences.
 - b. A large amount of time spent with Enbridge. Paul wanted to give us a heads up that we will probably see a conditional use from Enbridge in the future.
 - c. There is considerable interest in 5 acre property-old church school property
2. Township Board Representative
 - a. The warning siren has been installed.
 - b. The Board of Trustees has approved first phase of the Kestrel Hills road project.
 - c. Patty Carr has been appointed to ZBA.
 - d. The Dangerous Building Ordinance was approved by the Board of Trustees.
 - e. A Training Policy was approved by the Board of Trustees that will provide appropriate funding for the Planning Commission to send each member of the planning commission to one (1) MTA training class or seminar per year and info will be brought back to the Planning Commission
3. Zoning Board of Appeals Representative

Old Business:

1. Status Update on Zoning Ordinance Change, which would be the addition of section 13.26, Garage, Barn and Yard Sales:

Motion: Kelly made a motion to recommend that we send to the Cass County Planning Commission Article 13, Section 13.26 Garage, Barn and Yard Sales as stated below:

The incidental and customary sale of household goods in a garage sale, barn sale, yard sale, or other similar types of sales is permitted in all Zoning Districts, provided a permit is first obtained from the Zoning Administrator. Such permit shall be for not more than (3) consecutive days and that not more than for (4) such permits may be issued to any person, or location, during a twelve (12) month period. Fees for such permits shall be established by the Township Board. Signs, which are put up for such sales, shall be taken down within twenty-four (24) hours of termination of the permit authorizing such sale.

Seconded: Kara seconded the motion

Discussion: We had a lengthy discussion regarding the information discussed at the Public Hearing.

Amendment: Ron made an amendment to the motion that we delete "shall" in the following Sentence: "Fees for such permits be established by the Township Board" and replace "shall" with "may."

Seconded: Kara seconded the motion

Vote: All in Favor: 6 Nays: None

Amendment to the motion passed

Vote: Roll Call Vote

Ron: Yes

Sharon: Yes

Jeremy: Yes

Kelly: Yes

Kara: Yes

Richard: Yes

Motion passed

2. Discussion on Zoning Ordinance Audit next steps.

Motion: Kelly made a motion to develop a sub-committee to work with Paul based on the Zoning Ordinance Audit using the LSL template to prepare for the Planning Commission and a review by Williams and Works an approval Zoning Ordinance.

Seconded: Ron seconded the motion

Discussion: Discussion on having a sub-committee and using the LSL template. We are thinking about using Paul as lead. This would require 2 extra meetings for the sub-committee members per month with Paul. Paul would be also required to prepare for the meeting and do extra work before and after the meeting. Projected cost would be 3600 and would be able to bring us in under the Williams and Works estimated cost of \$15,000.

Vote: All in Favor: 6 Nays: None

Motion passed

3. Agricultural Production District-dwelling units per existing language that limits to occupation to Farmer, Farmer's Family, Farm Employees.

Richard presented the Committee recommendations (Jeremy, Richard, and Kelly), which was to modify Section 2.02 Permitted Uses, section b. Single family dwelling was to delete "including modular homes which serve as the principal residence for the owner, operator, and employees of the farm and their immediate families." This resulted in a discussion, which ultimately lead to the topic being tabled to a future meeting.

Topic was tabled

4. Creation of a New Zoning District-Light Industrial

We looked at the new Zoning Ordinance from the LSL book, chapter 11 I-1 Light Industrial District. It was felt that we should look this because of the recent bankruptcy at Hess Engineering. After an extensive discussion it was decided to table the discussion to a future meeting.

Topic was tabled

New Business:

1. Planning Commission Code of Conduct

Motion: Kelly made a motion to accept the "Planning Commission for Milton Township Code of Conduct as presented with the removal of the reference of the "oath of office," the deletion of the reference to page 1 of 2 and adding in the date at the bottom of the page.

Seconded: Jeremy seconded the motion

Discussion: There was discussion around the issue of whether this should be a board action. Sharon made an amendment to the motion to present this to the board for their recommendation but it was decided that this was a major change in the motion and the amendment failed due to a lack of a second.

Vote: Roll Call Vote

Ron: No	Sharon: No	Jeremy: Yes	Kelly: Yes
Kara: No	Richard: Yes		

Motion Failed

Motion: Kara made a motion to send the "Planning Commission for Milton Township Code of Conduct as presented with the removal of the reference of the "oath of office" the deletion of the reference to page 1 of 2 and adding in the date at the bottom of the page.

Seconded: Ron

Discussion: None

Vote: Roll Call

Ron: Yes	Sharon: Yes	Jeremy: Yes	Kelly: No
Kara: Yes	Richard: Yes		

Motion Passed

2. Master Plan Tracking Sheet-Tabled to a later meeting.
3. Cass County Master Plan Comments-Tabled to a later meeting.

Board Member Comments:

1. Ron wanted to make us aware about some additional information regarding the conditional use with Verizon, because it appears that T-Mobile will be able to get 4 G with flush mount antennae instead of the platform.

Announcements:

Adjournment: Ron made motion to adjourn Kelly Seconded meeting closed on 9:24 PM