

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 January 3, 2011 Meeting

Call to Order: 6:30 P.M.

Roll Call: All seven members were present.

Public Comments: None

Agenda: The agenda was altered to move the discussion of the Master Plan with the members of the Board to the next position.

New Business:

- 1) Master Plan: The Master Plan was reviewed page by page with the three Board members present and multiple corrections were suggested by both Board members and Planning Commission members. These were all recorded by the Chairman of the Planning Commission and will be discussed with the representative from Williams and Works at our February meeting. As anticipated a lively discussion occurred concerning the Future Land Use Map; however, at the conclusion of this discussion no changes were suggested.

Approval of Minutes of December 6, 2010: Sharon Ward again did not participate in the e-mail correction of the minutes and raised her concern at this meeting that the individuals who made and seconded motions were not identified in the minutes. Sharon indicated that she felt that was a legal requirement. It was pointed out that the Secretary's worksheet identified the person making and seconding the motions and that these were available for anyone that wanted this information. Since no one was certain of the legal status of this issue that Sharon had raised, the minutes were approved by a 7-0 vote with the understanding that the work sheets will be included with the minutes this time. The Secretary will determine the legal requirement of including the names of the persons making and seconding motions by contacting the MTA and asking for an opinion.

Committee Reports:

1. Zoning Administrator: Three lot line adjustments have been requested.
2. Township Board Representative: All four zoning change requests were approved with one small change. The Board changed the number of fixed targets required for a Conditional Use from three to five fixed targets.
3. Zoning Board of Appeals: No activity..

Old Business:

1. 2011 Budget: Last years Planning Commission budget was not available. It was suggested that provisions for training be included in this year's budget. In addition Richard Hebard suggested that we include in the budget provisions for some professional help when we get to the revision of the Ordinance Book. Final recommendations will be made at the February meeting after obtaining a copy of last years Planning Commission budget.
2. Proposed Attendance of outside Meetings by Planning Commission Members: The County wide meeting to discuss a joint Master Plan has been canceled. The County meeting to discuss Marihuana Ordinances is still scheduled for January 13, 2011
3. Proposed Zoning Ordinance Changes Update: All four proposed ordinance changes were approved with the small change described above.
4. Home Occupation Ordinance: An extensive discussion about possible ordinance changes for Home Occupations and Home Businesses ensued. Because of the complexities of the issues involved it was decided that Planning Commission would develop a whole separate section in the Ordinance Book to define the conditions required/allowed for Home Businesses and Home Occupations. An attempt will be made at the next meeting to define this new section of the Ordinance Book.
5. Planning Commission Annual Report: It was decided that the Planning Commission Annual Report will be completed based on the Planning Commission's annual year which runs from July to June and not on a calendar year basis.

Board Member Comments:

Kelly Sweeney presented a list of seven Zoning Ordinance issues that the Zoning Administrator felt need to be addressed in the next year. The members discussed these and established a prioritized list from which the Planning Commission can work during the next year. That list follows in priority order.

1. Home Occupations-Home base Business Ordinance
2. Private Road Ordinance
3. Condominium Ordinance
4. Subdivision Ordinance
5. Lot Line and Parcel Combination Ordinance
6. Election Period Ordinance
7. Changing Conditional uses to align better with the "Special Use" approach as described in the MZEA (2006) MPEA (2008).

Ron Jureziz stated that based on the discussions that occurred at the Board meeting concerning archery ranges that the Planning Commissions needed in the future to revisit the definition of archery ranges and the potential ramifications that this group may not have considered.

Adjournment: 9:20 P.M.

Respectively submitted,


Ron Jureziz, Secretary

Approved On: February 7, 2011