

Milton Township
Planning Commission
Approved Meeting Minutes
January 10, 2006

Members present: Chairman Stilson, Cole, Geddes, Davids, Merillat, Lein and McKimmy

Also present: Weinzapfel and 11 audience members

Stilson called the meeting to order at 7:38 p.m.

Approval of past minutes dated December 5, 2005

Fix line typo on pg 3 of 5; change Ireland to Irelan; Pg 4, change Terri to Terry.

Motion by Cole to approve the minutes as corrected. **Seconded by Geddes. Motion carried.**

Announcements:

Basic Planning and Zoning Class.

Land Use Series.

Non-conforming lots of record public hearing will be February.

Stilson discussed having subcommittee reports presented to the commission before the meeting.

The commission asked that this be discussed with legal to make sure it's not in violation of the Open Meeting's Act.

Approval of Agenda:

Primary structure can be added but doesn't have to be discussed.

Motion by Cole to approve the agenda as amended. **Seconded by McKimmy. Motion carried.**

Meeting Dates:

Cole suggested moving the Nov. 14 meeting. This will be changed to Nov. 21.

Cole suggested moving Feb. 14 meeting. This will stay the same.

Time will stay the same. All meetings will be held on the second Tuesday of the month at 7:30 p.m.

Election of Officers:

Lein nominated Merillat for Secretary.

Geddes nominated Stilson for Chairman.

Davids nominated McKimmy for Vice Chairman.

Motion by Lein, that the nominations be closed and a unanimous ballot be cast for the nominees. **Seconded by Geddes. Motion carried.**

Ancient Mariner: According to the township attorney once one building is finished, the green belt must be installed. Agent of Ancient Mariner, Doug Strang is asking about the intent of the document. He is asking the commission for relief to allow three or four buildings to be built and

start generating income to defray the cost of installing the greenbelt. Once a building in front is built, the greenbelt will be placed in front of that building, thereby putting the greenbelt in front of each new building. Lein said he was on the subcommittee and he doesn't have a problem with the proposal. Driveway screening would be completed after phase one. Cole said there should be a time frame. Stilson asked about past practice. Is a public hearing necessary. Weinzapfel said it's a shift or a simple change. He doesn't feel that it would be necessary. Merillat said in the original motion, there was a timeline.

Motion by Lein to grant relief from the original requirement regarding the south greenbelt to allow Ted Veliquette to install 1/3 of the south greenbelt for each of the first three buildings built during Phase 1. **Seconded by McKimmy. Motion carried.**

Master Plan: This public hearing is postponed until Jan. 31 due to the newspapers failure to advertise the meeting properly.

The Commission discussed new Steep Slope Overlay on the Future Land Use map and an updated Rural Characteristics from Chris Grobbel. The commission should look this over.

Torch Hills Rezone Subcommittee Report: Irelan is proposing a PUD on Bussa Road. 12 total units. This will be a rezone from AG to PUD. House and garage exterior must match. Private road will meet zoning requirements. Lot sizes exceed 25,000 sq ft. Perk sites have been tested and awaiting permits from the health department. Individual septic systems. No lots will have access to the water. 20.79 acres of open space. Weinzapfel suggested having a wetland delineation in the open space and easement area. Building envelope will only be shown on the site plan, rather than elevation drawings of the structure because the deed restrictions will cover those issues and because it isn't required in a residential development. There will be one blue private road sign. No development sign. Heath, road commission and soil erosion permits should be available by the time of the public hearing. Stilson said he would like Irelan to designate how far off of the hill he will allow development.

Motion by Cole to call for a public hearing on the Torch Hills Re-Zone February 14. **Seconded by Merillat. Motion carried.**

Sandbar Shop Subcommittee report: Applicant Terry Schieber is proposing an indoor dining facility to clients who would come by car and boat. The business is currently a boat shop. There are currently 26 boat slips. Parking for vehicles is very limited. He is in discussions with Antrim County Health Department. The next subcommittee meeting is scheduled for Feb. 1 at 5 p.m. on site.

Land Division of Platted Lots Subcommittee Report:

Subcommittee recommended that deep platted lots be limited to and approved in cases with the conditions listed in the subcommittee meeting minutes dated 1/4/06. The commission discussed the proposal. An audience member brought up a point about accessing such a lot from another road. McKimmy is still concerned about open space. This issue will go back to subcommittee.

Jan. 18, at 4: 30 p.m.

Boat Spaces Subcommittee: This issue is pending. The committee has a lot of new information to look over. Next meeting is Feb. 6 at 5:30 p.m.

25 Foot Protection Strip Sub committee report: Milton residents were asking for permission to construct boat ramp that would not be in compliance with 117.212 C1 and 2. All members of the subcommittee agreed to recommend not to allow residents to go beyond the 12 foot width, but that this pertinent section be amended to read as follows since there was some concern regarding the 30 percent clearing of trees within that construction of a boat ramp:

Section 117.212:

C. A strip of natural vegetation shall be maintained to a depth of 25 feet from the high water mark of the inland lakes, rivers, or streams abutting or traversing the property in question. Within such area, no more than 30 percent of all living trees and shrubs shall be removed by cutting them to grade level. The remaining trees and shrubs may be trimmed and pruned for view of the water from the property. No land alterations including the removal of tree stumps shall be allowed within the native protection strip except as follows: 1. A boat ramp may be constructed to the water's edge to a width of twelve feet. Said construction is included within the 30 percent allocation.

*This language removes the previous #1 and #2 and inserts a new #1.

The commission discussed the recommendation and decided that because the change was slight, the issue will be on hold until the ordinance is updated.

Geddes proposed that the Primary Structure issue wait until the next meeting. The commission was in agreement.

Meeting adjourned by order of the chair at 10:02 p.m.

Respectfully submitted,

Joseph Merillat
Secretary