

Milton Township
Planning Commission
Approved Meeting Minutes
May 9, 2006

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

Members absent: McKimmy

Also present: Weinzapfel and 6 audience members

Approval of meeting minutes dated April 11, 2006.

Remove "Power" from page 1 regarding Verizon Public Hearing

Pg. 3. Add question mark to: "Will there be issues with the private road ordinance?"

Motion by Geddes, seconded by Davids to approve the minutes as corrected. Motion carried.

Agenda:

Add Joe Bussa to agenda to speak on use change.

Agenda approved without objection.

Joe Bussa gave a brief presentation regarding a proposed café that he would like to have built at the old Trademark Tile building on Cherry Avenue. Stilson created a subcommittee of Davids, Geddes and Cole. The subcommittee will meet May 16th at 5:30pm.

Meetings and Announcements: Update on upcoming meetings.

25' Protection Strip Subcommittee Report:

Davids submitted a reported dated April 18, 2006.

All members of the subcommittee agreed 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 thirty 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 twenty five 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 thirty (30) percent of all living trees and shrubs shall be removed by cutting them to grade level. The remaining trees and shrubberies may be trimmed and pruned for view of the water from the property. No land alternations including the removal of tree stumps shall be allowed within the native protection strip, except as follows:

1. Excavation for a boat ramp may be constructed to the water's edge to a width of twelve feet at its widest point. Said excavation is included within the thirty percent allocation.

2. In lieu of the above provision for the boat ramp, a ground level deck, not greater than twelve by twelve, maybe constructed within the twenty five foot shoreline protection strip. When Building Code requires railings, they shall not exceed minimum Building Code requirements.

3. A separate set of stairs, not to exceed four foot in width, may be constructed within the thirty percent allocation contained in Section 117.212C.

Doug Strang asked how this proposed ordinance would be enforced. Cole explained.

Lein asked regarding issues regarding large lots.

Strang suggested adding language that would suggest thinning rather than allowing clear cutting of one section.

After looking at the wording, Cole suggested striking the word "inland" so that it applies to all lakes, not just inland lakes.

The subcommittee will take another look at the issue.

Ordinance Review Subcommittee Report: Geddes presented a report dated 4.25.06, revised 5.8.06 detailing the purpose of the subcommittee and the process that will be used to update the zoning ordinance, as well as items that have already been undertaken.

Boat Space Subcommittee Report:

Lein and Cole presented language dated 4/2/06. The board discussed the proposed new language. Geddes asked if the township is currently restricting residents. Cole said he thought the survey showed that about 90 percent of landowners had 2 boats.

Strang asked regarding where docks/boats are stored in the off season. Cole suggested that be included in an additional section.

The subcommittee discussed what do to with owners with more than 100 feet of frontage.

The issue will go back to subcommittee.

Home Business Subcommittee Report:

The committee is meeting, but there is nothing new to report.

ZBA ruling on septic waste storage facility:

Stilson said the decision was 6-1 in favor of having a septic waste storage facility in an Ag zone.

25 Foot Protection Strip Sub will meet: May 16th at 6:30pm

Boat Spaces Sub will meet: May 17th at 4:00pm

Home Business Sub will meet: May 17th at 5:00pm
Candy's Café Sub will meet: May 16th at 5:30pm.

Motion by Cole to adjourn. **Seconded by Davids. Motion carried** at 9:26pm.

Respectfully submitted,

Joseph Merillat
Secretary