

Milton Township
Planning Commission
Approved Meeting Minutes
November 21, 2006

Members present: Chairman Stilson, Luckett, Cole, Merillat, Hefferan

Members absent: McKimmy, Geddes

Also present: Weinzapfel and eleven audience members.

The chairman called the meeting to order at 7:30pm.

Approval of past minutes dated October 12, 2006:

Motion by Cole, seconded by Luckett to approve the minutes as presented. Motion carried.

Meeting and Announcements:

Chair recognized a letter from Brett Pharo regarding his concerns regarding the updating of the zoning ordinance.

Chair recognized a letter from Phil Sarasin, Fire Department Chief which was required for the approval of the Bruce Murphy Lot Split.

Chair recognized Geddes' accomplishment in completing a planning class.

Approval of Agenda:

Motion by Luckett, seconded by Cole to approve the agenda as presented. Motion carried.

Public Hearing: Special Use Permit for Artistic Hair Studio, Cindi Evans

Owner: Dennis Stadel

Address 7304 Cairn Hwy, Kewadin, MI 49648

Parcel Number: 05-12-311-054-15

The Chair discussed the rules and procedures of the hearing.

Cindi Evans is requesting a Special Use Permit to move her business (Artistic Hair Studio) into a home owned by Mr. Stadel, within the Kewadin Village Zone. She is proposing converting the existing home into a hair studio/manicures with possible tanning and massage.

The Public Hearing was advertised in the Elk Rapids News.

One letter was received from Michael Mead of 7305 Cairn Hwy, in opposition of the Special Use Permit. This letter was read and will be a permanent part of the record.

Cindi Evans made her presentation. She currently has her hair studio on Cherry Ave. She would like to move to a location that is more visible on the road. The house has 3 bedrooms. It will stay that way. There is parking available for 25 spaces. Two parking spaces for handicapped persons would be available. People would be backing into the driveway, not into Carin Highway. Evans noted this on the drawing she submitted. Regarding the letter from Mr. Mead, she feels that her salon will slow traffic rather than speed it up.

Luckett asked what her hours would be: 9am to 4p.m. starting out, although she would like to be open until 8:30 p.m. Monday through Saturday eventually. Starting out with one chair and then adding four chairs. Five total employees, including herself.

Luckett clarified that there would only be the salon and no residential in the building.

Hefferan asked for clarification of the hours of operation.

Tom Jorgensen of Cairn Hwy asked regarding how many customers per hour. Cindi said a maximum of one car every 45 minutes per chair.

Dennis Stadel of Cairn Hwy asked if the hair studio would generate more business than the post office or the party store. She said there would be less by far.

Mary Ellen Sarasin of Cairn Hwy asked if there would be a zoning change from residential. Weinzapfel explained that this is zoned Village, not residential.

Tom Jorgensen asked regarding the zoning classification. Weinzapfel clarified the village zone. Any new commercial business would need a new special use permit.

John Jorgensen of Cairn Hwy asked regarding the septic system. Stadel answered the question and said a new, larger septic was just put in and it is adequate to handle the two bathrooms in the house. This will not affect the other septic in the back.

Stilson asked for all those who would like to speak in support:

Don Anderson of Bussa Road said Evan keeps her business neat and tidy. He also said that he does not feel this will make a major impact on the traffic and noise issue.

Dennis Stadel of Cairn Hwy said the speed on Cairn Hwy has been an issue for years, but when you have a group of business, it may reduce the speed. It will be a nice enhancement to the village of Kewadin. It's a good service for the community.

Mary Ellen Sarasin of Carin Hwy said she is not opposed to it, she is just concerned about the traffic.

Patricia Malone of Hickin Road said that if we want to remain a vibrant, growing community, we

should support small business.

Stilson asked for all those who would like to speak in opposition

John Jorgensen of Cairn Hwy said he feels many things need to be answered such as signs, lighting, septic, and traffic. He is concerned about property values if it should get into body piercing and tattoos. He feels some type of barrier should be erected around the current septic areas to keep customers from damaging them.

Stilson said these things will be address during deliberations. Evans gave Jorgensen a copy of the parking. Stilson also showed Jorgensen the proposed sign.

No one else wished to speak.

The board began deliberations.

Facts:

It's in the village zone, commercial uses are permitted with a special use permit. There is off street parking. The master plan states to seek and retain small businesses within the township within the village zones. It meets the lot requirements. All surrounding properties are also in the village zone. Septic has been addressed by Antrim County Health Department.

Cole asked regarding the proposed sign for the business. The Planning Commission is working on a new sign ordinance. Cole indicated the current sign would be suitable to meet the present ordinance.

Hefferan asked regarding lighting. Cole said that lighting should be downward and should not leave the property. The amount of chairs is irrelevant to needing the special use permit.

Luckett said the parking is adequate and the situation at the post office should be avoided.

Merillat asked how many parking spaces are required by the ordinance. 2 to 1 per seat. The max is 5 customers and 5 employees, so the required would be 20 spaces. There are 27 spaces available.

Stilson clarified that the building will only be used for the salon. It will not be living space.

Stilson asked regarding water and sewer regulation and if the chemicals are biodegradable. Evans said yes. The state board evaluates all of that.

Stilson asked if all products sold will be relating to the business. Yes.

Stilson asked regarding landscaping. She said she would be doing landscaping.

Merillat asked if this business was currently operating within the village zone with a special use permit. Weinzapfel said yes.

The Staff Report for Artistic Hair Studio will be a part of the permanent record.

Weinzapfel asked if the septic is part of the State's approval. Evans said yes.

Checklist:

Merillat asked if the subcommittee felt the need to recommend any conditions to the special use permit. Cole said there were no special conditions.

Weinzapfel asked regarding a green belt between Stadel's home and Davids's home. Stadel said there is a nice green belt there currently.

Cole said that the board might like to say that a green belt is required on the west side.

Luckett asked if the parking lot would be asphalt. Evans said no. It will be excavated and gravel added. There will be no parking lot lighting. There is lighting on the building and street lamps.

Cole asked where the septic easements are. Stadel said these are on the other side of the house.

The board agreed that those things that are not in the site plan before them are waived based on 117.2005G.

Parking will meet the ordinance. The sign will meet the ordinance. The lighting will meet the ordinance.

Motion by Merillat to approve the special use permit for Artistic Hair Studio as long as the site maintains a green belt on the west side of the parking area and pending approval of state agencies. Seconded by Hefferan.

Cole discussed adding restrictions on the parking and making sure people aren't backing out on to Carin Hwy.

Amendment to motion by Cole:

Parking for the two handicapped spaces will be parallel to Cherry Ave and require backing out into the parking before egress. Any future expansion of the parking lot shall not interfere, infringe or adversely affect septic drainage from neighboring property owners. Luckett seconded the amendment.

Merillat asked if there was room for additional parking in the future. Weinzapfel said yes.

Bill asked regarding the parallel parking spaces. This will not add to the concrete or gravel.

All those in favor of amendment: Motion carried.

Roll call vote on motion as amended:

Cole: yea; because parking requirements have been met, green belt is met and the master plan agrees with the use.

Merillat: yea; based on that the site plan meets the ordinance and commercial use is allowed in the village zone.

Luckett: yea; based on the master plan, the site plan review, conforms with 117.1102B and 117.1302A.

Hefferan: yea; based on it is a permitted use and there will not a be a great change in the local environment

Stilson: yea; based on the staff report, requirements are met, handicapped parking is good.

Motion carried 5-0.

Subcommittee for Airport Plans:

Patricia Malone of Hickin road is requesting the subcommittee. Malone said that she and her husband would like to construct a landing strip on their property. There would be no other incoming planes, just for their own small plane. Hefferan, Luckett and Stilson will be on subcommittee. It will meet on Dec. 14 at 2:15pm.

Ordinance Review Sub Report:

McKimmy and Geddes are on vacation, as a result, there has been no meeting in November. Next meeting is Dec. 7.

Boat Spaces Sub Committee Report:

The board discussed the previous proposal that was dated 10.2.06. Hefferan asked regarding defining the length of the boat. Do registrations indicate footage? Cole said yes, but it's not verifiable because manufacturers measure differently.

Waterfront Overlay District Subcommittee Report:

There has been no meeting.

Review of Signs Subcommittee Report:

There have been four meetings and the sub has attended one workshop since the last meeting. Luckett submitted proposed language dated 11.21.06. She would like comments on this language.

Primary/Secondary Dwelling Subcommittee Report:

The sub has not met yet.

Assign sub for private cemetery:

Cole, Hefferan, Merillat will be on the sub. It will meet Dec. 13 at 5:30pm

Luckett volunteered for the Home Business sub. This will meet at a later date.

Meeting adjourned by order of the chair at 9:34 p.m.

Respectfully submitted,

Joseph Merillat
Secretary