

Milton Township
Planning Commission
Approved Meeting Minutes
March 13, 2007

Members present: Chairman Stilson, Luckett, McKimmy, Merillat, Cole, Geddes, and Hefferan

Also present: Weinzapfel and eleven audience members.

Stilson called the meeting to order at 7:05pm

Approval of Minutes dated February 13, 2007:

Typos: Pg. 1: change Jim Geddes to Bill Geddes; Pg 2: “not” and add question mark in same paragraph; Pg 2. take “offs”

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

Meetings and announcements:

Site plan review training, April 5. See Weinzapfel.

Communication:

Letter from Dennis Irelan regarding boat spaces. Weinzapfel will reply.

Scenic Michigan – Petoskey.

Acme Township, draft amendment to Master Plan.

Milton Neighbors - E. Coli Levels in Mitchell Creek.

Boat spaces public hearing has been set for May.

Approval of Agenda:

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

Boat House Storage Presentation by Doug Strang

John Peal and Rich Gaugler are proposing to expand the former Elk Horn Storage for inside boat storage. Campbell Road will be the main point for ingress and egress. The proposal accounts for a 20-year build out. The greenbelt will be completed and filled in during the first growing season (2007). It will be evergreens, six to eight feet tall. The entrance and turn off of Campbell still could be an issue. There isn't much that can be done for US 31. US 31 was slated for expansion in that area and it is a priority, but funds are currently tight at the state level. The turn into the driveway will be tight. The size of boats will require the driveway to be widened. The original PUD application for Elk Horn restricted any paving. This plan has the entrance road paved to the service building. The service building would be for getting boats winterized in the fall and then again ready for being put in the water in the spring. Everything will be self-contained or in contained areas. This comes under DEQ and EPA requirements. Run off is being controlled by the county. The current neighbors, Bruce and Lillian McLaughlin would like the runoff water to flow onto their property. The parties will enter into a legal agreement. The wetlands set aside in a

conservation easement amounts to 55 % of the total site. The boating trades on these lakes is a major part of our economy. This will help keep some of the dollars in the area and help the local economy. Rich and John have a history of having nice facilities. It will be a big improvement over the site that is currently there. Strang requested that this issue be placed on the agenda for April's meeting for a public hearing.

Cole asked regarding the conservation easement and the DEQ. If 50 % of the land is set aside, it should be regardless of if the DEQ changes their policy. McKimmy suggested changing the wording to "open space" rather than, or in addition to, a conservation easement.

Geddes asked regarding the paving. The paving will take place from the entrance to the service building. The driveway there came about due to the dairy farm. It was not created to handle this type of traffic.

Luckett asked if the driveway entrance expansion would be on wetlands. Strang said no.

Luckett asked regarding where the greenbelt will be. Strang showed this on the map.

Geddes asked regarding the greenbelt on the south side. Strang evaluated this and has cleaned it up. Several neighbors in the area are amenable to the proposal. They felt it was an appropriate use of the location.

Geddes asked regarding the signage. The ordinance is currently under revision. It is less than 50 square foot. It will meet current township zoning code.

Don Watkins of the audience asked regarding the conservation easement, he asked that the planning commission make sure that the land is open space and is preserved.

Stilson asked how far down the greenbelt buffer will go. Strang explained using the map. The greenbelt will keep most of the barns hidden. The color of the barns will be two tone, which will make the apparent height of the buildings less and make them more attractive.

Larry Smith asked if the road is widened, will the trees of the greenbelt be in the way. Strang said they wouldn't be in the way. There is a 200-foot road easement currently.

Geddes asked the subcommittee regarding the present PUD ordinance which currently requires housing. There is already a house on the site. Is the committee required to keep the housing requirement? If it becomes a requirement, an apartment will be proposed on site.

Luckett asked regarding a time limit on construction. Weinzapfel said this will always remain a PUD zone. This is just amending the approval of the PUD. Did the sub look at a performance bond? McKimmy said that this is not a permit for all the work over twenty years. Each new building will require a permit.

Luckett asked if there should be a greenbelt on the east side. Strang said that the east is very wet land and will not be developed.

Weinzapfel said everyone should go out and visit the site again and take a second look.

Merillat asked at what point will we clear up if there has to be residential on the lot. Weinzapfel said this is a gray area. He conferred with legal and they agreed that it was a gray area. ~~As long as documentation is put down and include the intent of everything.~~

Motion by Geddes to call for a public hearing to amend the Boat House Storage PUD, seconded by Hefferan. Motion carried. Public Hearing will be April 10th.

Wit Blakeslee requested a subcommittee on his septage storage silo. The original sub consisted of Luckett, Stilson and Merillat. This sub will continue the work. The date of the next meeting will be Wednesday, March 28, at 11 am.

Ordinance Review Subcommittee Report: As given by Geddes:

Last meeting was February 27th. The sub is working on the PUD section of the ordinance. No future meetings are schedule on this issue until Cole returns. The sub will meet again on April 21st at 10 am.

Airport Subcommittee Report:

Sean Malone gave his presentation. One of the reasons they bought the property is because it had enough open space for a grass landing strip. He has worked on clearing out a 1500x80 foot strip. The aircraft he is considering is a small single engine airplane. It would not be a high performance airplane, like the ones out on the lakes. It will not be a loud plane. He is looking at three different types of airplanes for purchase. The decibel ratings for them are no greater than 70 decibels.

Geddes asked regarding how those measurements were taken. Malone said he got the measurements from the FAA. ~~At landing, it is 300 feet away.~~ Measurements are taken at 300 feet away.

Malone provided decibel data of Harley Davidson and dirt bike motorcycles, orchard sprayers, vehicles, lawnmowers, chainsaws, snowmobiles, boats, and a variety of other equipment.

Malone provided copies of aerial views of standard take-off and landing traffic patterns.

McKimmy asked regarding the prevailing winds. Malone said this is for recreation. If it's a bad day, and windy, he won't be going up.

McKimmy asked who owned the orchard on the south side. Malone said Veliquette's. Malone is

home only two weeks of the month. He will be flying only during the summer months, during daylight.

Luckett asked regarding fuel. He will probably be fueling his plane in Bellaire, if his plane takes aviation fuel. If it takes regular fuel, he will keep that on site.

Malone is still considering a hangar. The whole thing is for personal use. He would like to be able to have an invited guest stop by.

Geddes asked Malone to show which property is his. He showed this on the map

Malone said a neighbor is amenable to having some trees put up as a greenbelt.

He would not register the airstrip with the FAA. To register, it is a lot of work. If it is not open to the general public, there is no reason to register it.

Cole said the size of the aircraft and decibel level would need to be built into the motion. Because once the airstrip is there, it will always be there. Cole also asked the board to carefully review the decibel scale.

Geddes said he has a problem with restricting decibels since they are subjective and the board does not have the wherewithal to write a policy on decibels.

Cole agreed and said sound is subjective and some people find different pitches of sound disturbing.

Geddes said if we put in a requirement of decibels, we should be prepared to measure it.

Malone said if the plane is a fixed pitch prop, it will be much quieter, and this might be a better requirement.

McKimmy said the board is willing to accept an airstrip, but why so many restrictions? Neighbors are the main concern. There is a development slated to go onto an adjoining property. McKimmy feels that we are severely restricting his use of his land. Luckett said perhaps if a low performance plane is specified, then perhaps we can back off the other restrictions.

Hefferan said he would like to discuss Mr. Malone having a friend stop over if he is in the area. Malone said there are rules that govern commercial use. Merillat, Hefferan and McKimmy discussed removing # 4, 8 on the draft of requirements submitted by the subcommittee dated March 9, 2007. At a minimum, Malone would like 15 take offs and landings per calendar week or 60 per month.

Toby Way asked regarding take offs and landings from Bellaire. Malone said the flying rules are

visual and this is countrywide.

Way asked if Northflight could land in this area? Malone said yes. It would be a known clear area.

Julie Baker asked regarding the neighbors. Malone has notified most of the neighbors and none have objected.

McKimmy suggested rather than having a decibel level, you could specify the engine horsepower.

Weinzapfel said Malone has the right of use for the property, but he has a concern for the neighbors. Looking through the previous complaints from the other airstrip. There is nothing wrong with keeping it to a minimum right now. If there are no complaints, the restrictions could be eased.

Cole asked if using other airstrips such as Bellaire could compensate the limits on the number of flights.

Geddes said if there were a limit established, it would be averaged over 30 days in the month. If you limit the number per day, the days don't bank.

Cole asked if he would be well above housetops when he takes off. Malone said yes.

The board discussed the possibility of having aviation fuel. Malone said he won't. Companies will not deliver it in small quantities.

He is looking at purchasing the airplane in 2010. This is his timeline to complete all other requirements such as burying the power lines.

The subcommittee is ready to call for a public hearing.

Motion by McKimmy to hold a public hearing regarding the Malone private airstrip. Seconded by Merillat. This public hearing would be April 10. Motion carried.

Review of Signs Subcommittee Report:

As given by Luckett in a report dated Feb. 22, 2007.

Luckett discussed all of the changes from this version to the last version. Many sign sizes were increased and the format of the sections changed.

Geddes said whatever is determined as far as size, he will have to look at what we already have. He is also considering proportionality of the size of the business. He feels the "Purpose" list is very creative.

McKimmy asked if the superstores that have their name on the side of the building, is that considered a sign. Yes. They would not be allowed to do that under this ordinance.

This sub will meeting again at a date yet to be determined.

Cemetery Subcommittee Report:

As given by Merillat

Merillat suggested that this private cemetery be added into the ordinance as a special use in the AG zone only. This would be an amendment to the zoning ordinance.

Motion by Geddes to hold a public hearing on the proposed amendment to include private cemeteries in the AG zone. Seconded by Hefferan. Motion carried. This public hearing will be scheduled for the month of April.

Policy:

Stilson discussed the current policies regarding public hearings. He would like to make sure that the motions actually contain everything discussed in the minutes. McKimmy suggested that board members write their resolutions before they come to the meeting. This does not mean that the decision is predetermined. It does not preclude changes being made. The board discussed how to move forward with the issues. McKimmy said he does not have any problem with disseminating the information throughout the board members and the audience members. Merillat suggested that the board create both a motion to accept and one to deny. This way the decisions does not appear to be pre-ordained.

Motion to adjourn by McKimmy at 10:09 pm. Seconded by Hefferan. Motion carried.

Respectfully submitted,

Joseph Merillat
Secretary