

Milton Township
Planning Commission
Approved Meeting Minutes
September 11, 2007

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

Members absent: Geddes

Also present: Weinzapfel and five audience members.

Approval of past minutes dated August 14, 2007:

Pg 2: add East after Rod Hammond.

Pg 4: those speaking in support, change kale to lake, water instead of walter.

Pg 6: Lori's support: the hearing, rather than a new public hearing.

Last page, correct spelling of ordinance.

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

Meeting and Announcements:

MAP annual conference.

Amendment 07-07 passed the township board.

Next township board meeting moved to November 8.

Approval of Agenda:

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

Boat Spaces Subcommittee Report: Cole presented a report dated 8.26.07. Some definitions have changed such as watercraft spaces. The main change is on the fourth page regarding the three models that could be acceptable regarding the number of boats per frontage feet. Hefferan asked if we have gotten away from length of boats. Yes. Hefferan asked about the commercial issue. Cole said the best way to handle it is to leave it out. There are only certain places that this can occur. Any old resorts would be grandfathered. Any new commercial use would have to have a site plan review. Hefferan asked about lots over 400 feet? Cole said that is just where they made the cut on the table. More spaces would be allowed with additional frontage. McKimmy asked about the plus or minus five feet. If you are within five feet of the next category, you can jump to another boat. Stilson asked regarding beached craft. Cole said this is in the definition section. Stilson asked about measuring lots. Cole said this would go by the tax assessment and the survey width. McKimmy asked about a 14 foot boat on a beach and one on a mooring. The one on the mooring counts as a watercraft, the one beached does not.

Keith Termaat suggested showing the difference between the new proposal and the old one. One issue at the public hearing was that larger boats counted twice. He recommends that personal

watercraft not be half a boat. Torch Lake township just passed an ordinance on boat spaces, has the township looked at this? Cole said on the half space, those are models B and C. Cole said Torch Lake township's ordinance has been looked at and the subcommittee does not agree with many of the provisions in the ordinance.

Elizabeth from the Kewadin Business Association said that the trend for personal watercraft is getting smaller. They are not making the 4 seater jet skis anymore. Two personal watercraft would equal a 14 foot sail boat. She does not feel that a jet ski and sail boat are a good comparison. She believes that C is the best option.

McKimmy said he would like to see the scale on the last report. Cole wrote it on the board.

Cole added that options B and C get a way from the mini marina of having 4 boats per 100 foot lot. A and C both use a ratio of one boat per 33 feet. Since most of the lots are 100 foot, we started with that as the baseline of what we thought would work for the majority of the township. In Model A, you get four boats, but jet skis take a full space. Most people want two jet skis at a time. Not too many people are out by themselves. You could have six jet skis on a one hundred foot lot in models B and C. McKimmy said he does not like counting personal watercraft as half. Many townships count personal watercraft as half a boat. Keep in mind that we are talking about boat spaces, not the craft themselves. Cole's personal preference is model C. It is not perfect, but there is no perfect solution. Hefferan asked why McKimmy was not comfortable with personal watercraft being half a space. McKimmy said he was just uncomfortable with the number of watercraft it could create. McKimmy said he could live with model C. Hefferan agreed and said Model C was reasonable and he was okay with personal watercraft being half a space.

Stilson asked about the definition of boat hoist. This was removed. It does fall under dockage as a method of docking. Cole discussed Geddes' concerns that he sent in via email. Cole said he agreed with some and disagreed with others. Does the Planning Commission have jurisdiction over the bay? Cole said we do not have it on the water, but we do have control over the shore. Stilson asked about the boat trip. Cole said no that the boat trip was rained out. Merillat said models A and C are his preference. All are less restrictive than what we have now. Lockett prefers model C. Geddes, in his letter, said he prefers model B. McKimmy thanked the subcommittee for the work done and said that the subcommittee addressed many of the concerns brought by the audience. McKimmy asked about MorLen Acres. Cole said their set up would be grandfathered.

Weinzapfel asked about permanent docks and he thought those would be removed. A permanent dock is allowed by the DEQ if it does not impede the flow of the water. Cole struck number 4 part A. Cole discussed moving an item from Chapter 2 from the old ordinance regarding groins and the free flow of water into this new document.

Motion by Cole, seconded by McKimmy, to call for a public hearing on October 9, 2007 on the boat space issue as amended. This will be Amendment 08-07, referencing 117.212D. Motion

carried.

Without objection the Planning Commission meeting for November was moved to Tuesday November 6th at 7 pm.

Signs Subcommittee Report:

There have been two subcommittee meetings since the last planning commission meeting. There is nothing formal to present, but the committee is making good progress. The committee will meet September 20th at 9 am.

Ordinance Review Subcommittee:

As given by McKimmy

Next meeting date October 2nd at 9 am. The committee is making good progress working on the PUD chapter.

Wind Turbine Subcommittee Report: Hefferan and McKimmy went to conference in Boyne City. The sub has not met yet. Mike Weir is interested in putting up a 1.8KW wind power turbine that he can tie to commercial lines that will feed the network when not powering his home. Its lowest form would currently be within the township regulations. The higher he can get, the more efficient he can be. He would like to recommend a taller height. His personal schedule for making a decision before next spring. He would like to have it in by then. This committee meeting will be set at a later date.

Create subcommittee for Ancient Mariner:

Merillat, Stilson and Luckett will be on this subcommittee. This will be set at a later date.

Meeting adjourned by order of the chair at 9:12 pm.

Respectfully submitted,

Joseph Merillat
Secretary