

Milton Township  
Planning Commission  
Approved Meeting Minutes  
April 12, 2011

Members present: Merrillat, Stilson, Hefferan, Kingon, Luckett, Kopkau and Cole  
Also present: three audience members.

Stilson called the meeting to order at 7 pm.

Approval of past minutes dated March 7, 2011:  
Motion by Kingon to approve the minutes as presented. Seconded by Luckett. Motion carried.

Meetings and Announcements:

Natural Shoreline Landscapes: April 15, Boyne Mountain Resort.

Leadership Summit, April 18, Hagerty Center in Traverse City.

Notice of intent to revise: Grand Traverse County Planning Commission Master Plan & Peninsula Township Master Plan.

MTA Intro to Zoning, April 19, Treetops Resort.

ZBA Update:

Luckett indicated that a variance request approved for shoreline restoration on SW Torchlake Dr.  
ZBA is meeting again on Thursday, April 14.

Agenda:

1. Bed and Breakfast subcommittee report.
2. Ordinance revision status.
3. Point of Sale Septic subcommittee report
4. Replacement of Planning Commission's representative on ZBA.

Approval of Agenda:

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

Bed and Breakfast Subcommittee:

The subcommittee met March 15<sup>th</sup> and reviewed the application. Some of the site plan review criteria do not apply. The Dolembos will be bringing in certification for well and septic and a floor plan for the fire department to sign off on. They will also check on handicap accessibility. Based on the meeting and discussions, the subcommittee recommends that the matter be scheduled for a Public Hearing. The fire department will also look at smoke alarms and fire extinguishers. Cole asked how close are the nearest neighbors. There is one house south and one house north, but not close. Stilson asked the Dolembos if the members of the board wanted to see the property, could they? They responded that it would be fine. The owners will live on the first floor and all guests will be on the second floor.

Motion by Cole for a public hearing on the Dolembo Bed and Breakfast on May 10<sup>th</sup>, as long as

stipulations provided in subcommittee report are met. Seconded by Hefferan. Motion carried.

Ordinance Update:

Cole said the updated version came back from Jay on Monday. Cole said changes are on a minor scale at this point. A few pages are missing, but that's just a clerical error. The subcommittee is meeting April 13<sup>th</sup> at 10 am. The board discussed ways to bring the updated ordinance to the public.

Point of Sale Septic:

Kington reported that the subcommittee met earlier today. Looking at language dated April 5, titled Septic Inspection and Property Transfer Ordinance, as well as the intergovernmental agreement between the township and the health department (IG). There were two major changes. The first is on the IG under the health department duties and rights. The health department will do all of the evaluations itself or by a contractor. It will save money for the seller and provide consistency. The other major change is in the definition of a failed STDS. The failures will be very obvious. The subcommittee is happy with this latest draft and proposing to move forward with a public information session. This will not be a public hearing, but it would be presented to give a general understanding to the public. Cole asked what the main purpose of it being a general law ordinance would be. Kington said it is not zoning. The zoning ordinance allows for grandfathering.

Keith Termaat believes this is much improved. There are still issues. He would like to see this as a county wide ordinance. He would also like to see that all waste pumped be treated. Cole said he is hesitant to endorse treatment since the health department and DEQ has not endorsed it. Termaat said there is grandfathering for field spreading. Township boards can override the grandfathering. Treating costs approximately an extra \$100 for residents. Hefferan said he is against forcing treatment and cost is something we have been conscious of and this will be one of the push backs from the public. People are not fond of government right now. This can be seen as an educational tool. Kington said this ordinance is the best ordinance out there, better than the surrounding townships. It incorporates the best of the other township with improvements. Kington wants to move ahead with Milton Township, rather than wait for the surrounding townships.

Planning Commission's representative on ZBA:

Without objection the Commission recommends that Bob Kington replace Lori Luckett on the ZBA.

Meeting adjourned by order of the chair at 8:08 pm.

Respectfully submitted,

Joseph Merillat  
Secretary