

Milton Township
Planning Commission
Approved Meeting Minutes
June 14, 2011

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

Members absent: Kingon

Also present: Weinzapfel and Keith Termaat

Stilson called the meeting to order at 7 pm.

Approval of Meeting Minutes of May 10, 2011:

Pg 2: Change Heath to Health; Pg 3: Change second Kingon to Hefferan in Roll Call Vote.

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

Meetings and Announcements:

MTA Summer Evening Planning & Zoning Updates June 15th Gaylord.

From NW Council of Governments a CD on County Guides to Permitting and Zoning.

From Dan Doherty, a CD on Wind Turbines.

A letter per email on wetland setbacks from Andrew Kippe.

Agenda:

1. Rental Subcommittee Report
2. Point of Sale Septic Report
3. Ordinance Review

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

Rental Subcommittee Report:

Weinzapfel said he received an opinion from legal. Weinzapfel is working on shutting down the weekly rentals. The Health Department believes the septic system is not adequate for weekly rentals. The owners may request an amendment to the special use permit to include rentals for no less than six months. Hefferan presented minutes from the subcommittee meeting dated June 1, 2011.

Point of Sale Septic Report:

As presented in a letter by Kingon read by Weinzapfel. Letter dated 6.14.11. They will be setting up a time for the subcommittee to meet and discuss.

Ordinance Review Subcommittee

Cole presented a list of items that need to be addressed.

1. Two dwellings on one parcel.

2. Request to raise hens within a R-1.
3. 25 ft setback from wetlands question.
4. Review of lot coverage percentage.
5. Review of shoreline/high water mark definition on the Great Lakes.
6. SOB general law.

Board and Termaat discussed #5. According to a new ruling, there is a new statutory line 579.8ft above sea level. The DEQ is going to most likely appeal this ruling. The township should not write anything different than 579.8ft. Termaat said on the Great Lakes, the shoreline protection strip would be imposing on people's yards. Another idea is to use the front lot line as the start of the protection strip. Weinzapfel said he will pull surveys for the work session.

Board and Weinzapfel discussed #1. There are people seeking to have this done. The commission has talked about it previously and not allowed it. We told people that they could put their grandmother flat on their property, but it needs to be attached to the house. Demand dropped off after that. In the future the additional dwelling could be used as a rental.

Board discussed sample code from Traverse City on #2, raising laying hens in an R-1 zone. It will be discussed during the work session.

Board discussed #3. This is in the ordinance on page 13.3. Right now, if there is a question, the Health Department designates that and they can build up to it, but not in it. The ordinance is requiring a 25 ft setback. Cole suggested 25ft or a mutually agreed buffer. Luckett said this begs the question that there may be lots that should not be built upon. Cole said would this be taking if the lot was buildable before and now it is not? Merillat said he has a problem with this setback. Who determines what is a wetland? The DEQ. This costs money to be established. This is in all zones. Are we really accomplishing anything by this 25 feet.

Board discussed #4, lot coverage percentage. The board looked at diagrams provided by Cole showing the coverage percentages for the different zones. Cole said we have listed the maximum of 40%. If you do not have a big enough lot, you're never going to get to 40%. What we would be saying is you could build on less than the building envelope. This is on page 6.9. Cole said he does not think tying the accessory structure to the house is a good idea. But what do you tie it to? Are we getting to be designers?

These are some items we need to make a decision on. We will have a work session to discuss further.

Cole asked to add #7. He would like input on the PRD. They decided not to include a 15% reduction for roads. If you go to a PRD, we give a bonus on the number of places you can build. If you have 40 acres and you put 20 in open space. You could put in 40 homes. This doesn't consider the roads that would be necessary. We should revisit this. We could do up to 15%.

Other paperwork provided to review is ordinance subcommittee changes to the ordinance that

have been made.

Date for Planning Commission Work Session:
Monday June 27th at 5:30 pm.

Meeting adjourned at 8:20pm

Respectfully submitted,

Joseph Merillat
Secretary