

MEMBERS PRESENT: David Kulp Chairman, Richard Lemke, Vice-Chairman; Gordon Muir, Secretary; Commissioners, Lisa Marckini-Polk, William Mazzara, Richard Mueller and Jared Hefley

ABSENT: Commissioners George Magro, Vaughn Koshkarian

ALSO PRESENT: Nick Lomako, Township Planning Consultant; Timothy Brandt, Recording Secretary

Chairman Kulp called the meeting to order at 7:30 p.m. and determined that a quorum was present. He recognized new member Jared Hefley and welcomed him to the Township planning commission.

ZONING BOARD OF APPEALS (ZBA) REPORT

Commissioner Lemke reported on the December zoning case denial.

TOWNSHIP BOARD REPORT

Commissioner Mazzara urged the commissioners to review the synopsis provided in the packet because he was unable to attend the January Board meeting.

CALL TO THE PUBLIC (NON-AGENDA ITEMS)

There was no response from the public.

Unfinished business

Manufactured fertilized ordinance discussion

Chairman Kulp informed the commission that the State had passed the legislation as previously discussed and summarized that the Township was exploring the adoption of a phosphorus free fertilizer pending the final language in the house bill. Chairman Kulp shared a copy of the State bill for discussion and offered to send the commissioners an electronic copy of the legislation for their review. He suggested that this item be tabled for that review and allow the Huron Valley Watershed Council representative to be present when this item is again discussed.

Commissioner Mazarra moved, Commissioner Mueller seconded to table discussion of a manufactured fertilizer ordinance to allow the commission to review the new State legislation. Motion unanimously carried.

Home Occupation ordinance discussion

Mr. Lomako reviewed the latest Milford Village draft ordinance and informed the commission that no public comment was provided at the hearing held prior to the Village planning commission recommended approval of the draft ordinance to Council.

The Commission discussed the Village draft ordinance at length and Mr. Lomako was able to answer specific questions from the commissioners on the procedures proposed to enforce the Village ordinance. The commission discussed the differences in the character of the Village and Township properties and the ability to enforce the home occupation types as outlined in the Village draft ordinance within the Township.

Mr. Lomako summarized the complaint procedure for residents that are proposed for the enforcement of the ordinance. The commission then discussed the difficulties in the enforcement of a proposed new ordinance in the Township if it were modeled after the proposed Village ordinance. The commission discussed how the Village ordinance could be modified to be more appropriate in the Township concentrating on disruptive uses and developing a more effective ordinance for enforcement purposes.

The current Township ordinance standards for home occupations were reviewed and how certain business uses affect the residential character of the Township. The commissioners agreed to summarize their thoughts on what uses would and would not be appropriate in the Township, concerns on which uses might negatively affect neighborhoods with additional traffic, noise, environmental impacts and those uses that adversely affect the residential setting of the Township.

Commissioner Mazzara moved, Secretary Muir seconded to have each planning commissioner provide the chair a list of concerns with home occupations and home based businesses that affect the residential setting of the Township prior to the next meeting. Motion unanimously carried.

Complete Streets discussion

Mr. Lomako reviewed the benefits of a complete streets policy for the community and summarized the draft policy resolution prepared for the planning commission and Township Board's consideration.

The commission discussed the resolution and the possible implementation of a non-motorized transportation plan to be in place if future traffic and road improvements are proposed for State or County roads. Mr. Lomako offered to provide the commissioners a sample of a non-motorized transportation plan and how it can be incorporated into the Township master plan at the next meeting.

Vice-chairman Lemke moved, Commissioner Mazzara seconded to provide the complete streets policy resolution draft to the Township Board for approval as amended based on its benefits to the community as provided in Public Act 135. Motion unanimously carried.

New Business

None

Previously tabled items

Commission reviewed the latest information on medical marijuana from East Lansing as provided by Vice-chairman Lemke and Wade-Trim.

APPROVAL OF MINUTES, December 7, 2010

Secretary Muir moved, Commissioner Mazzara seconded to approve the minutes of December 7, 2010 as presented. Motion unanimously carried.

PLANNING CONSULTANT'S REMARKS

Mr. Lomako discussed the letter to Merit Energy the owner of the oil well on General Motors Road, a letter he provided on Generation Y and a proposal for a natural gas fueling station at the Shupan property.

The commission discussed the possible addition of a fueling station at the Shupan site and agreed that it would be a permitted use for that zoning district for UBCR trucks only provided that site plan revisions for the fueling station were submitted and compliance to the original plan were in place.

PLANNING COMMISSIONER'S REMARKS

Secretary Muir inquired about the proposed Kensington Park improvements and the commission discussed future meeting frequency.

CALL TO THE PUBLIC

None

ADJOURNMENT: 9:07 p.m.