

Millington Township Planning Commission
Monday, October 28, 2019 at 6:00 P.M.
8553 State Street in Millington, Michigan 48746

Special Board Meeting Minutes

The Special Board Meeting of the Millington Township Planning Commission was held on the above date.

Meeting Called to Order at 6:00 P.M. by Chairman Zavitz.

Members Present: Alvin Zavitz, Chairman; Terry Burns, Vice Chairman; Jennifer Koch, Secretary; Robert Worth; and Ed Maschke.

Members Absent: N/A.

Terry Jones, Millington Township Zoning Administer Present: No.

Guests: There was 1 guest in the audience (entered late).

MILLINGTON TOWNSHIP PLANNING COMMISSION POLICY FOR PUBLIC COMMENTS: N/A.

PUBLIC COMMENT(S): N/A.

REVIEW/APPROVAL OF MINUTES:

- Reviewed Minutes of the Monday, October 7, 2019 Regular Board Meeting Minutes. Worth motioned to approve the Regular Board Meeting Minutes. Seconded by Maschke. Motion Carried.

OLD BUSINESS:

- Continued discussion of updating the Millington Township Zoning Ordinance.
 - Discussion of thoughts regarding deficiencies, limitations, inconsistencies, etc. found within the Millington Township Zoning Ordinance, Ordinance No. 100, Draft Zoning Ordinance Amendments prepared by Wade Trim Associates, Inc. on October 25, 2019 which may need to be addressed per Adam Young's email dated October 25, 2019 (based upon the latest draft of October 25, 2019):
 - Koch motioned to accept Adam's changes that within Article 11 Industrial District Section 11.02 Special Land Uses (see page 22) to make the following changes:
 - F. Asphalt plants, which include any facilities that produce or manufacture asphalt, macadam, or other forms of coated roadstone.
 - G. Facilities that process, compound, recycle, assemble, or treat any materials brought onto the subject property from a third party or from another property. Materials covered by this subsection include, but are not limited to, asphalt, concrete, stone, rock, sheet metal, textiles, wood, sand, and dirt.
 - H. Other uses not listed herein which are determined by the Planning Commission to be of the same general character as and compatible with the above permitted uses.
- Seconded by Maschke. Chairman Zavitz called for a roll call vote: Burns – Approved; Maschke – Approved; Worth – Disapproved; Koch – Approved; and Zavitz – Approved. Motion Carried.
- Koch motioned to accept Adam's changes that within Article 14 General Provisions Section 14.06 (I) On-Site Signs (see page 31) to make the following changes to:
 - 2. Principal on-site signs shall not exceed one hundred (100) square feet in sign area.
 - 4. Secondary on-site signs shall not exceed forty (40) square foot in sign area.
- Seconded by Maschke. Chairman Zavitz called for a roll call vote: Burns – Approved; Maschke – Approved; Worth – Approved; Koch – Approved; and Zavitz – Approved. Motion Carried.
- Koch motioned to accept Adam's changes within Article 10 Commercial District in Section 10.01 of Principal Uses Permitted to make the following change to:
 - H. State licensed family and group child care homes, child care centers, schools, churches, and publicly-owned buildings or facilities.
- Seconded by Worth. Chairman Zavitz called for a roll call vote: Burns – Approved; Maschke – Approved; Worth – Approved; Koch – Approved; and Zavitz – Approved. Motion Carried.
- Koch motioned to accept Adam's changes within Article 11 Industrial District in Section 11.01 Principal Uses Permitted to make the following changes to:
 - G. State licensed family and group child care homes, child care centers, schools, churches, and publicly-owned buildings or facilities.
- Seconded by Worth. Chairman Zavitz called for a roll call vote: Burns – Approved; Maschke – Approved; Worth – Approved; Koch – Approved; and Zavitz – Approved. Motion Carried.

- Koch reviewed the October 7, 2019 Regular Board Meeting Meetings; Koch will notify Adam of the following change request that was overlooked: Worth motioned Section 12.02 Table of the Area, Setback, and Height Requirements chart (see page 23) the following changes for LR Zoning District: Minimum Lot Area of 12,000 square feet, Minimum Lot Width of 80 feet, Minimum Front Yard Setback of 10 feet, Minimum Side Yard Setback of 3 feet (least side)/10 (total both sides), Minimum Rear Yard Setback of 10 feet, Minimum Floor Area Per Dwelling of 1,100 square feet, and Maximum Building Height of 35 feet. Seconded by Maschke. Chairman Zavitz called for a roll call vote: Burns – Approved; Maschke – Approved; Worth – Approved; Koch – Approved; and Zavitz – Approved. Motion Carried.
- Planning Commission reviewed Section 12.02 Table of the Area, Setback, and Height Requirements chart (see page 23) the following changes:
 - Worth contacted Adam via phone for clarity in regards to the I Zoning District (from 6:13 P.M. to 6:18 P.M.) Koch motioned within the I Zoning District for single dwellings: Minimum Lot Area of 1 acre, Minimum Lot Width of 150 feet, Minimum Front Yard Setback of 50 feet, Minimum Side Yard Setback of 25 feet, Minimum Rear Yard Setback of 25 feet, Minimum Floor Area Per Dwelling of 1,100 square feet, and Maximum Building Height of 35 feet. Seconded by Maschke. Chairman Zavitz called for a roll call vote: Burns – Approved; Maschke – Approved; Worth – Approved; Koch – Approved; and Zavitz – Disapproved. Motion Carried.
 - Koch motioned within the I Zoning District for commercial dwellings: Minimum Lot Area of 2 acres, Minimum Lot Width of 250 feet, Minimum Front Yard Setback of 50 feet, Minimum Side Yard Setback of 40 feet, Minimum Rear Yard Setback of 40 feet, Minimum Floor Area Per Dwelling of - square feet, and Maximum Building Height of 35 feet. Seconded by Maschke. Chairman Zavitz called for a roll call vote: Burns – Approved; Maschke – Approved; Worth – Approved; Koch – Approved; and Zavitz – Disapproved. Motion Carried.
 - Koch motioned within the C Zoning District for single dwellings: Minimum Lot Area of 1 acre, Minimum Lot Width of 150 feet, Minimum Front Yard Setback of 50 feet, Minimum Side Yard Setback of 25 feet, Minimum Rear Yard Setback of 25 feet, Minimum Floor Area Per Dwelling of 1,100 square feet, and Maximum Building Height of 35 feet. Seconded by Worth. Chairman Zavitz called for a roll call vote: Burns – Approved; Maschke – Approved; Worth – Approved; Koch – Approved; and Zavitz – Disapproved. Motion Carried.
- Planning Commission reviewed Article 11 Industrial District Section 11.02 Special Land Uses (see page 22):
 - F. Asphalt plants, which include any facilities that produce or manufacture asphalt, macadam, or other forms of coated roadstone.
 - G. Facilities that process, compound, recycle, assemble, or treat any materials brought onto the subject property from a third party or from another property. Materials covered by this subsection include, but are not limited to, asphalt, concrete, stone, rock, sheet metal, textiles, wood, sand, and dirt.
 - H. Other uses not listed herein which are determined by the Planning Commission to be of the same general character as and compatible with the above permitted uses.
- Koch will contact Adam Young and request to have the previously listed changes revised within the Millington Township Zoning Ordinance, Ordinance No. 100, Draft Zoning Ordinance Amendments prepared by Wade Trim Associates, Inc. on October 25, 2019 by Friday, November 8, 2019 for the Planning Commission to review prior to their next tentative Regular Board Meeting on Monday, November 11, 2019 at 6:00 P.M.

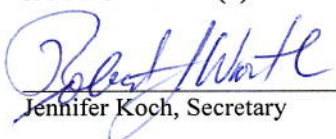
NEW BUSINESS:

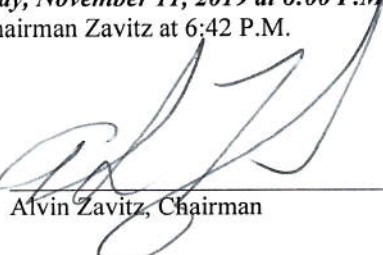
- Millington Township Zoning Administrator Report was not presented.

PUBLIC COMMENT(S): Luanne Jaruzel.

The next tentative Regular Board Meeting will be Monday, November 11, 2019 at 6:00 P.M. Worth moved to adjourn. Seconded by Maschke. Meeting adjourned by Chairman Zavitz at 6:42 P.M.

ATTACHMENT(S): None

 *Jennifer Koch*
Jennifer Koch, Secretary


Alvin Zavitz, Chairman