

Millington Township Planning Commission
Monday, July 8, 2019 at 6:30 P.M.
8553 State Street in Millington, Michigan 48746

Regular Board Meeting Minutes

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

Meeting Called to Order at 7:14 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: Yes.

Guests: There were 50 guests in the audience.

REVIEW/APPROVAL OF MINUTES:

- Reviewed Minutes of the Monday, June 10, 2019 Public Hearing Meeting Minutes. Worth motioned to approve the Public Hearing Meeting Minutes. Seconded by Maschke. Motion Carried.
- Reviewed Minutes of the Monday, June 10, 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 Master Plan and the Township Zoning Ordinance.
 - Koch provided the Planning Commission the Resolution of Adoption of the Millington Township Master Plan 2019 signature document with noting that the Resolution Number is incorrect as Adam Young from Wade Trim Associates, Inc. stated he will make the necessary change. The Planning Commission addressed each question from Adam's email in regards to the Millington Township Master Plan that is dated for 06/28/2019 that was read by Koch and Zavitz; Koch will notify Adam via email of the Planning Commission's decisions.
 - Reviewed the recommended Zoning Ordinance modifications, as outlined in the draft Millington Township Master Plan; Zoning Ordinance Modifications table on page 67 of the February 4, 2019 draft Millington Township Master Plan.
 - Discussion of thoughts regarding deficiencies, limitations, inconsistencies, etc. found within the Millington Township Zoning Ordinance for Ordinance No. 100, Draft Zoning Ordinance Amendments drafted on June 6, 2019 by Wade Trim Associates, Inc. which may need to be addressed:
 - Article 6 Section 6.01B read by Koch and Zavitz; keep as stated in the Draft document.
 - Article 10 Section 10.01I read by Zavitz; keep "Dwellings which exist at the time of the adoption of this Ordinance may be rebuilt in the event of fire or other destruction. Such existing dwellings may also be remodeled or improved at any time."
 - Article 12 Section 21.02 Zoning District for Lake Residential read by Maschke. Maschke referred to his 06/12/2019 email. Maschke provided the Planning Commission with a Propose Lake Residential Area and Setbacks document. Maschke proposed for Lake Residential zoning district a 50 foot minimum lot width, 5 foot minimum front yard (lake side), 2 foot minimum side yard (this would reduce the usable area for a 50 foot lot by 8%, and 5 foot minimum rear yard (road side). Worth motioned to table Maschke's proposal for Lake Residential zoning district a 50 foot minimum lot width, 5 foot minimum front yard (lake side), 2 foot minimum side yard (this would reduce the usable area for a 50 foot lot by 8%, and 5 foot minimum rear yard (road side). Seconded by Zavitz. Chairman Zavitz called for a roll call vote: Burns – Approved; Worth – Approved; Zavitz – Approved; Koch – Approved; and Maschke – Approved. Motion Carried.
 - Article 12 Section 12.02(3) read by Worth; keep as stated in the Draft document.
 - Article 14 Section 14.24 read by Burns; Worth motioned to table Article 14 Section 14.24 (2). Seconded by Zavitz. Chairman Zavitz called for a roll call vote: Burns – Approved; Worth – Approved; Zavitz – Approved; Koch – Approved; and Maschke – Approved. Motion Carried.
- Koch will notify Adam via email of the Planning Commission's decisions.

- Planning Commission Meetings; day and time. Reminder: Our Regular Board Meetings are the first Mondays of each month starting effective in August of 2019 at 6:00 P.M.; with respect to the Millington Summer Festival Committee Koch motioned that we will hold August 2019's Regular Board Meeting on Monday, August 12, 2019 at 6:00 P.M. Seconded by Zavitz. Chairman Zavitz called for a roll call vote: Burns – Approved; Worth – Approved; Zavitz – Approved; Koch – Approved; and Maschke – Approved. Motion Carried. Worth will notify Carrie Petzold to ask that it is revised on the Millington Township website and on the Millington Township window.
- Robert Gilling from MI Gravel answered questions/concerns that the Millington Township Planning Commission and Foster Swift Collins & Smith PC Attorney Laura Genovich had in regards to Tri-County Aggregates: regrind and crush asphalt contaminates further down the road and concerns of asthma by Maschke; Special Use Permit conditions and request, supporting documents, and Article 18 Section 18.03 by Laura; silica dust by Maschke; and personal experience of crushing, facility, and silica dust by Burns. Bob Gilling motioned to provided Planning Commission with an official DEQ report for asphalt and concrete with air containments due to the dust and ground contaminates. Worth motioned to table an amendment to a Special Land Use Permit issued to Tri-County Aggregates for gravel mining under Section 1507 of the Township's Zoning Ordinance that would modify condition "G" to allow Tri-County Aggregates to receive asphalt and concrete for the purpose of recycling on-site on the Property until 08/12/2019 Regular Board Meeting so Bob Gilling and the Planning Commission can gather more information on air and ground contaminates; with the possibilities of Bob Gilling submitting it to the Planning Commission 1 week prior to 08/12/2019 Regular Board Meeting. Seconded by Maschke. Chairman Zavitz called for a roll call vote: Burns – Approved; Worth – Approved; Zavitz – Approved; Koch – Approved; and Maschke – Approved. Motion Carried.

NEW BUSINESS:

- On 06/21/2019 Worth on behalf of the Millington Township Board notified the Planning Commission and the Zoning Administrator that they are preparing a Planning and Zoning training session for the members of the Planning Commission, Zoning Board of Appeals, and the Zoning Administrator from 6:00 P.M. to 9:00 P.M. for the three dates that they were considering: 07/25/2019, 07/31/2019, or 08/01/2019. The training session will include the following: 1. Effort to prepare a customized Planning and Zoning training session for the joint boards of Millington Township. This would generally cover the basics of planning and zoning, such as: (a) Relationship, (b) Planning and Zoning Roles, (c) Guiding Planning Principles, (d) Making Good Decisions (Motions, Findings of Fact), (e) Conflict of Interest, (f) Open Meeting Act Compliance, (g) Orderly Meetings, (h) Zoning Decisions (Rezoning, Site Plan Review, Special Land Use), (i) ZBA Basics, (j) Other Specific Topics of Interest to Millington. On 07/08/2019 Carrie Petzold on behalf of the Millington Township Board notified the members of the Planning Commission, Zoning Board of Appeals, and the Zoning Administrator that the Planning and Zoning session from 6:00 P.M. to 9:00 P.M. for the three dates that they were considering (07/25/2019, 07/31/2019, or 08/01/2019) did not work out for everyone. The Millington Township Board and Wade Trim Associates, Inc. are working on some other possible dates at the end of August of 2019 or the beginning of September of 2019; Adam Young will be conducting the Planning and Zoning training session.
- Worth requested Jones to put on the Millington Township Agenda for Monday, 06/15/2019 as the Planning Commission requests to attend the Michigan Townships Association (MTA) Hot Topics in Planning & Zoning training that is being offered on 08/20/2019 at the Bavarian Inn Lodge in Frankenmuth, Michigan; 4:00 P.M. registration check-in and networking dinner and from 5:00 P.M. to 8:30 P.M. training workshop.
- Millington Township Zoning Administrator Report was not presented by Jones.

OLD BUSINESS CONTINUED:

- Continued discussion of Article 12 Section 21.02 Zoning District for Lake Residential with the Millington Fire Department Chief Dave Russell. Maschke motioned to continue to table the discussion of Article 12 Section 21.02 Zoning District for Lake Residential. Seconded by Zavitz. Chairman Zavitz called for a roll call vote: Burns – Approved; Worth – Approved; Zavitz – Approved; Koch – Approved; and Maschke – Approved. Motion Carried.

NEW BUSINESS CONTINUED:

- The Planning Commission reviewed an email dated for 08/08/2019 from Jones on behalf of Dan McGee Jr. from Sign Image. Motioned by Zavitz for Jones to notify Dan McGee Jr. and the United Methodist Church that the Planning Commission is requesting a site plan, sign dimension(s), and if they are planning on replacing their

current sign. Seconded by Zavitz. Chairman Zavitz called for a roll call vote: Burns – Approved; Worth – Approved; Zavitz – Approved; Koch – Approved; and Maschke – Approved. Motion Carried.

PUBLIC COMMENT(S): Kathryn Benard, Robert Benard, Luanne Jaruzel, Laura Genovich, Joe Male, Jody Dean, Lorraine Martin, James Martin, Dwight Radloff, Deborah Senia, Robert Benard, Kevin Petzold, Kathryn Benard, and Luanne Jaruzel.

The next tentative Regular Board Meeting will be Monday, August 12, 2019 at 6:00 P.M. Worth moved to adjourn. Seconded by Maschke. Meeting adjourned by Chairman Zavitz at 8:59 P.M.

ATTACHMENT(S): None

Jennifer Koch, Secretary

Alvin Zavitz, Chairman