

AGENDA

CHARTER TOWNSHIP OF MILFORD
PLANNING COMMISSION (SPECIAL MEETING)
TUESDAY
JANUARY 15, 2002

Milford Civic Center
1100 Atlantic
Milford, Michigan
7:30 p.m.

1. Call to Order
2. UNFINISHED BUSINESS-
 - Nextel Communications, 16-36-451-023/16-36-451-021
3. Planning Consultant's Remarks
4. Planning Commissioners' Remarks
5. Call to the Public (Non-Agenda Items)
6. Adjournment

Items previously postponed:

- Buildings in the Recreational Area
- Discussion of PUD Ordinance
- Footnote t, Cluster Housing Development

AGENDA

CHARTER TOWNSHIP OF MILFORD PLANNING COMMISSION

Thursday
January 31, 2002
7:30 p.m.

Milford Civic Center
1100 Atlantic Street
Milford, Michigan

1. Call to Order
2. PUBLIC HEARING
 - Preservation of Environmental Quality
3. UNFINISHED BUSINESS
4.
 - Preservation of Environmental Quality
 - Buildings in the Recreational Area
 - Discussion of PUD Ordinance
 - Footnote t, Cluster Housing Development
5. NEW BUSINESS
 - Delete: Section 19.182 Permitted Principal Uses, #3 Farm Buildings, Section 19.183 #3 is inconsistent with Section 19.183, Accessory Uses
6. Approval of Minutes, December 4, 2001 (Regular)
Approval of Minutes, December 18, 2001 (Special)
Approval of Minutes, January 15, 2002 (Special)
7. Planning Consultant's Remarks
8. Planning Commissioners' Remarks
9. Call to the Public (Non-Agenda Items)
10. Adjournment

AGENDA

CHARTER TOWNSHIP OF MILFORD PLANNING COMMISSION

Thursday
February 28, 2002
7:30 p.m.

Milford Civic Center
1100 Atlantic Street
Milford, Michigan

1. Call to Order
2. PUBLIC HEARING
 - S-01-5012, Nextel Communications
 - Modification of Section 19.182, Deletion of "Farm Buildings"
3. UNFINISHED BUSINESS
 - S-01-5012, Nextel Communications modification
 - Section 19.182 Farm buildings
 - Section 19.108 Preservation of Environmental Quality
 - Buildings in the Recreational Area
 - S-01-5014, Starcevich Equipment Facility
4. NEW BUSINESS
 - S-02-5001, McDonald Modular office
 - Variance land division Bensek
5. Approval of Minutes, January 31, 2002 (Regular)
6. Planning Consultant's Remarks
7. Planning Commissioners' Remarks
8. Call to the Public (Non-Agenda Items)
9. Adjournment

Items previously postponed:

- PUD Ordinance
- Footnote T, Cluster Housing Development

AGENDA

CHARTER TOWNSHIP OF MILFORD PLANNING COMMISSION

Thursday
March 28, 2002
7:30 p.m.

Milford Civic Center
1100 Atlantic Street
Milford, Michigan

1. Call to Order
2. PUBLIC HEARING
 - Section 19.108 Preservation of Environmental Quality
3. UNFINISHED BUSINESS
 - Section 19108 Preservation of Environmental Quality
4. NEW BUSINESS
 - Variance land division Bensek
 - Review of Site Plan Application
5. Approval of Minutes, February 28, 2002 (Regular)
6. Planning Consultant's Remarks
7. Planning Commissioners' Remarks
8. Call to the Public (Non-Agenda Items)
9. Adjournment

Items previously postponed:

- PUD Ordinance
- Footnote T, Cluster Housing Development
- Open Space Preservation (February 14th)
- Site maintenance agreement
- Building in Recreational Area (Ordinance Amendment)

AGENDA

CHARTER TOWNSHIP OF MILFORD PLANNING COMMISSION

Thursday
April 25, 2002
7:30 p.m.

Milford Civic Center
1100 Atlantic Street
Milford, Michigan

1. Call to Order
 2. UNFINISHED BUSINESS
 - Building in Recreational Area (Ordinance Amendment)
 3. Approval of Minutes, March 28, 2002 (Regular)
 4. Planning Consultant's Remarks
 5. Planning Commissioners' Remarks
 6. Call to the Public (Non-Agenda Items)
 7. Adjournment
- Items previously postponed:
- PUD Ordinance
 - Footnote T, Cluster Housing Development
 - Open Space Preservation (February 14th)
 - Site maintenance agreement
 - Review of Site Plan Application

AGENDA
CHARTER TOWNSHIP OF MILFORD
PLANNING COMMISSION

Thursday
May 30, 2002
7:30 p.m.

Milford Civic Center
1100 Atlantic Street
Milford, Michigan

1. Call to Order
2. PUBLIC HEARING
 - Definition of Semi-Public Section 19-2
 - Section 19-526 (Schedule of Regulations) with the addition of Footnote "aa"
 - Building in Recreational Area (Ordinance Amendment)
3. UNFINISHED BUSINESS
 - Definition of Semi-Public Section 19-2
 - Section 19-526 (Schedule of Regulations) with the addition of Footnote "aa"
 - Building in Recreational Area (Ordinance Amendment)
 - Review Site Maintenance Agreement
 - Review of Site Plan Application
4. NEW BUSINESS
 - Variance land division Gray, 16-02-200-091
 - S-02-5003, AT&T Wireless, McCarthy Dr.
 - S-02-5004, Rezoning request for Pebblecreek Village Land Development LLC, Joseph Schulist
 - Lakes of Milford, Stoneridge Crossing, proposed amendment to site plan, subject to Township attorney response
 - Proposed Amendment to Section 19-80, (3)
 - Proposed Amendment to Section 19-2, Definition of Lot
5. Approval of Minutes, April 25, 2002 (Regular)
6. Planning Consultant's Remarks
7. Planning Commissioners' Remarks
8. Call to the Public (Non-Agenda Items)
9. Adjournment

Items previously postponed:

- PUD Ordinance
- Footnote T, Cluster Housing Development
- Open Space Preservation (February 14th) Township board May 15th

AGENDA
CHARTER TOWNSHIP OF MILFORD
PLANNING COMMISSION

Thursday
June 27, 2002
7:30 p.m.

Milford Civic Center
1100 Atlantic Street
Milford, Michigan

1. Call to Order
 2. PUBLIC HEARING
 - S-02-5004, Re-zoning request for Pebblecreek Village Land Development LLC, Joseph Schulist
 3. UNFINISHED BUSINESS
 - S-02-5004, Re-zoning request for Pebblecreek Village Land Development LLC, Joseph Schulist
 - Review of Site Plan Application
 - Proposed Amendment to Section 19-80, (3)
 - Proposed Amendment to Section 19-2, Definition of Lot
 4. NEW BUSINESS
 5. Approval of Minutes, May 30, 2002 (Regular)
 6. Planning Consultant's Remarks
 7. Planning Commissioners' Remarks
 8. Call to the Public (Non-Agenda Items)
 9. Adjournment
- Items previously postponed:
- PUD Ordinance
 - Footnote T, Cluster Housing Development
 - Open Space Preservation (February 14th)

CHARTER TOWNSHIP OF MILFORD
PLANNING COMMISSION
WORK SESSION

Thursday
July 25, 2002
7:00 p.m.

Milford Civic Center
1100 Atlantic Street
Milford, Michigan

A work session on the proposed Open Space Preservation Ordinance will take place from 7:00p.m. to 7:30 p.m.

AGENDA
CHARTER TOWNSHIP OF MILFORD
PLANNING COMMISSION

Thursday
July 25, 2002
7:30 p.m.

Milford Civic Center
1100 Atlantic Street
Milford, Michigan

1. Call to Order
2. PUBLIC HEARING
3. UNFINISHED BUSINESS
 - Review of Site Plan Application
4. NEW BUSINESS
 - Land Division/Combination Denial, Johnson/Tudor
5. Approval of Minutes, June 27, 2002 (Regular)
6. Planning Consultant's Remarks
7. Planning Commissioners' Remarks
8. Call to the Public (Non-Agenda Items)
9. Adjournment

Items previously postponed:

- PUD Ordinance
- Footnote T, Cluster Housing Development
- Open Space Preservation (February 14th)
- Proposed Amendment to Section 19-80, (3)
- Proposed Amendment to Section 19-2, Definition of Lot

AGENDA
CHARTER TOWNSHIP OF MILFORD
PLANNING COMMISSION

Thursday
August 29, 2002
7:30 p.m.

Milford Civic Center
1100 Atlantic Street
Milford, Michigan

1. Call to Order
2. PUBLIC HEARING
 - Re-zoning, Minnie Greenlee Property, 16-28-200-007, 008, 009
3. NEW BUSINESS
 - Re-zoning, Minnie Greenlee Property, 16-28-200-007, 008, 009
 - S-02-5009, Advantage Engineering (Gas production facility), 16-16-100-002
 - S-02-5010, Kensington Metropark Class A Comfort Station, Baywood Picnic Area, 16-32-100-001
 - Variance, Nevins/Groening Private Road, 16-12-300-007, 008, 030
4. UNFINISHED BUSINESS
 - Open Space Preservation
 - Preservation of Environmental Quality
 - Photo Identification Card
5. Approval of Minutes, June 27, 2002 (Regular)
July 25, 2002 (Regular)
6. Planning Consultant's Remarks
7. Planning Commissioners' Remarks
8. Call to the Public (Non-Agenda Items)
9. Adjournment

Items for future consideration:

- Political Sign Ordinance

Items previously postponed:

- PUD Ordinance
- Footnote T, Cluster Housing Development
- Proposed Amendment to Section 19-80, (3)
- Proposed Amendment to Section 19-2, Definition of Lot

AGENDA
CHARTER TOWNSHIP OF MILFORD
PLANNING COMMISSION

Thursday
September 26, 2002
7:30 p.m.

Milford Civic Center
1100 Atlantic Street
Milford, Michigan

1. Call to Order
2. NEW BUSINESS
3. UNFINISHED BUSINESS
 - Proposed Amendment to Section 19-2, Definition of Lot
 - Preservation of Environmental Quality
4. Approval of Minutes, August 29, 2002 (Regular)
5. Planning Consultant's Remarks
7. Planning Commissioners' Remarks
8. Call to the Public (Non-Agenda Items)
9. Adjournment

Items for future consideration:

- Political Sign Ordinance
- Joint Village and Township Planning Commission meeting dates

Items previously postponed:

- PUD Ordinance
- Footnote T, Cluster Housing Development
- Proposed Amendment to Section 19-80, (3)
- Open Space Preservation, Crowley (Oct meeting)

AGENDA
CHARTER TOWNSHIP OF MILFORD
PLANNING COMMISSION

Tuesday
October 29, 2002
7:30 p.m.

Milford Civic Center
1100 Atlantic Street
Milford, Michigan

1. Call to Order
2. **NEW BUSINESS**
 - ~~Conceptual~~ ^{Site Plan} Review of Bridge Valley of Milford, Ray Leduc S-02-5007
 - Joint Meeting with Village Planning Commission (Thurs. November 21st)
3. **UNFINISHED BUSINESS**
 - Proposed Amendment to Section 19-2, Definition of Lot *set PH*
 - Preservation of Environmental Quality *Set PH*
 - Open Space Preservation *Set PH*
 - Nonconforming Use
4. Approval of Minutes, September 26, 2002 (Regular) *approved*
5. Planning Consultant's Remarks
7. Planning Commissioners' Remarks
8. Call to the Public (Non-Agenda Items)
9. Adjournment

Items previously postponed:

- PUD Ordinance
- Footnote T, Cluster Housing Development
- Proposed Amendment to Section 19-80, (3)

AGENDA

JOINT MEETING OF THE MILFORD TOWNSHIP AND VILLAGE PLANNING COMMISSIONS

Thursday
NOVEMBER 21, 2002
6:30 p.m.

**Milford Civic Center
1100 Atlantic Street
Milford, Michigan**

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- Call to Order
- Introductions
- Identify common zoning goals and areas of mutual interest
- Identify areas where ordinances can be better aligned; e.g.,
 - Zoning allowances
 - Special uses
 - Control of noise and lighting
- Prioritize list
- Develop realistic goals for action and discuss potential work plan
- Identify timeframe to review goals and work plan with the Board/Council
- List potential dates for next joint meeting
- Adjournment

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AGENDA
CHARTER TOWNSHIP OF MILFORD
PLANNING COMMISSION

Tuesday
December 3, 2002
7:30 p.m.

Milford Civic Center
1100 Atlantic Street
Milford, Michigan

1. Call to Order
 2. PUBLIC HEARING
 - Section 19-2, Definition of Lot
 - Section 19-65, Required Street Frontage
 - Section 19.108, Preservation of Environmental Quality
 - Section 19-104, Open Space Preservation
 - Recreation Master Plan
 - Re-zoning, Bridge Valley of Milford, 16-03-402-019
 3. NEW BUSINESS
 - Re-zoning, Bridge Valley of Milford, Ray Leduc, 16-03-402-019
 - Modification to S-93-5005, River Oaks Site Plan
 - Establish 2003 Meeting Dates and Election of Officers
 4. UNFINISHED BUSINESS
 - Nonconforming Use
 5. Approval of Minutes, October 29, 2002 (Regular)
 5. Planning Consultant's Remarks
 7. Planning Commissioners' Remarks
 8. Call to the Public (Non-Agenda Items)
 9. Adjournment
- Items previously postponed:
- PUD Ordinance
 - Footnote T, Cluster Housing Development
 - Proposed Amendment to Section 19-80, (3)