

AGENDA
CHARTER TOWNSHIP OF MILFORD
PLANNING COMMISSION

Thursday
January 30, 2003
7:30 p.m.

Milford Civic Center
1100 Atlantic Street
Milford, Michigan

1. Call to Order
2. NEW BUSINESS
 - Land Division Denial, Ayesha Lancaster, 16-15-400-060
 - Land Division Denial, Ernest lafrate, 16-26-201-031
3. UNFINISHED BUSINESS
 - Modification to S-93-5005, River Oaks Site Plan
 - Nonconforming Use
4. Approval of Minutes, December 3, 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)

Note:

Joint Township and Village Planning Commission Meeting is scheduled for Thursday, February 20, 2002 at 7:00 p.m.

AGENDA

JOINT MEETING OF THE MILFORD TOWNSHIP AND VILLAGE PLANNING COMMISSIONS

7:00 pm

February 20, 2003

- Call to Order
- Roll Call/Greetings
- Discuss timetable for addressing the first four priority ordinances identified for review:
 - Signage
 - Lighting
 - Landscaping
 - Parking
- Set framework in which to work; e.g.;
 - common language, to the extent practicable but separate ordinances;
 - common goals, criteria and framework;
 - common ordinance.
- Review, discuss and compare the Township and Village Signage ordinances (supplied with packages).
- Discuss next steps.
- Set next meeting date.
- Review and confirm minutes from November 21, 2002 meeting.
- Final comments from commissioners.
- Consultant's remarks.
- Adjourn

AGENDA
CHARTER TOWNSHIP OF MILFORD
PLANNING COMMISSION

Thursday
February 27, 2003
7:30 p.m.

Milford Civic Center
1100 Atlantic Street
Milford, Michigan

1. Call to Order
2. PUBLIC HEARING
 - Re-zoning, Konrad Stauch, 16-35-200-035 7:34 - 7:45
 - Re-zoning, Larry Shew & Thomas Green, 16-03-201-083, 16-03-201-084, 16-03-201-085, and 16-03-201-007 7:46 - 7:55
3. NEW BUSINESS
 - Re-zoning, Konrad Stauch, 16-35-200-035
 - Re-zoning, Larry Shew & Thomas Green, 16-03-201-083, 16-03-201-084, 16-03-201-085, and 16-03-201-007
 - S-01-5013, Revised Site Plan Hickory Ridge Commons, 16-06-200-042, 043, and 044
 - S-03-5002, Site Plan Review West End Welding, Inc., Campbell/Manix Associates, 16-36-351-012
 - S-98-5019, Landscape Plan Review for Maple Lakes, 16-28-400-012
 - Lot Width and Lot Area Calculations
4. UNFINISHED BUSINESS
 - Modification to S-93-5005, River Oaks Site Plan
 - Nonconforming Use
5. Approval of Minutes, January 30, 2003 (Regular)
5. Planning Consultant's Remarks — Joint
7. Planning Commissioners' Remarks
8. Call to the Public (Non-Agenda Items)
9. Adjournment

AGENDA
CHARTER TOWNSHIP OF MILFORD
PLANNING COMMISSION

Thursday
March 27, 2003
7:30 p.m.

Milford Civic Center
1100 Atlantic Street
Milford, Michigan

1. Call to Order
2. PUBLIC HEARING
 - Lot Width and Lot Area Calculations
3. NEW BUSINESS
 - Land Division Appeal, Robert & Janice LaClair, 16-15-301-016
4. UNFINISHED BUSINESS
 - Lot Width and Lot Area Calculations
 - Nonconforming Use
5. Approval of Minutes, February 20, 2003 (Joint Meeting)
February 27, 2003 (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
- Proposed Amendment to Section 19-80, (3)

AGENDA
CHARTER TOWNSHIP OF MILFORD
PLANNING COMMISSION

Thursday
April 24, 2003
7:30 p.m.

Milford Civic Center
1100 Atlantic Street
Milford, Michigan

1. Call to Order
2. PUBLIC HEARING
 - Ordinance Amendment, Article IV, Section 19-126 thru 19-133 except 19-132, Nonconforming Use
 - Ordinance Amendment 25A (Kensington Metropark Ordinance)
3. NEW BUSINESS
 - Ordinance Amendment 25A (Kensington Metropark Ordinance)
 - S-03-5004, Lakes of Milford, Landscape Plan, 1605-200-007
4. UNFINISHED BUSINESS
 - Ordinance Amendment, Article IV, Section 19-126 thru 19-133 except 19-132, Nonconforming Use
 - Land Division Appeal, Robert & Janice LaClair, 16-15-301-016
5. Approval of Minutes, March 27, 2003 (Regular)
6. Planning Consultant's Remarks
7. Planning Commissioners' Remarks
8. Call to the Public (Non-Agenda Items)
9. Adjournment

Items for future consideration:

- Teddy Bear's Playhouse request
- Lighting at Subdivision entries
- Re-address Permitted Uses After Special Approval

Items previously postponed:

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

AGENDA
CHARTER TOWNSHIP OF MILFORD
PLANNING COMMISSION

Thursday
May 29, 2003
7:30 p.m.

Milford Civic Center
1100 Atlantic Street
Milford, Michigan

1. Call to Order
2. NEW BUSINESS
 - S-03-5006, General Motors Proving Grounds Test Facility, Arcadis, 16-18-200-001
 - Revised S-02-5007, Heritage Place at Bridge Valley Senior Apartments, 16-03-402-021, 022, and 023
 - S-01-5003, Deer Meadow Site Condominium, 16-30-100-018
 - Land Division Appeal, Raymond Booms, 16-27-200-022
 - Land Division Appeal, Terry Phillips/Justin Sabbaugh, 16-01-426-003
 - Ordinance Amendment, Chapter 16 Subdivision and Land Division Regulations
3. UNFINISHED BUSINESS
 - S-03-5004, Lakes of Milford, Landscape Plan, 16-05-200-007
4. Approval of Minutes, April 29, 2003 (Regular)
6. Planning Consultant's Remarks
7. Planning Commissioners' Remarks
8. Call to the Public (Non-Agenda Items)
9. Adjournment

Items for future consideration:

- Teddy Bear's Playhouse request
- Lighting at Subdivision entries

Items previously postponed:

- PUD Ordinance
- Proposed Amendment to Section 19-80, (3)

AGENDA
CHARTER TOWNSHIP OF MILFORD
PLANNING COMMISSION

Thursday
June 26, 2003
7:30 p.m.

Milford Civic Center
1100 Atlantic Street
Milford, Michigan

1. Call to Order
2. PUBLIC HEARING
 - Ordinance Amendment Section 16-37, Subdivision and Land Division Regulations
3. NEW BUSINESS
 - Land Division Appeal, Larry and Sue Orlewicz, 16-12-300-022
 - Township Master Land Use Plan Update
4. UNFINISHED BUSINESS
 - Ordinance Amendment Section 16-37, Subdivision and Land Division Regulations
5. Approval of Minutes, May 29, 2003 (Regular)
6. Planning Consultant's Remarks
7. Planning Commissioners' Remarks
8. Call to the Public (Non-Agenda Items)
9. Adjournment

Items for future consideration:

- Lighting at Subdivision entries

Items previously postponed:

- PUD Ordinance
- Proposed Amendment to Section 19-80, (3)

AGENDA
CHARTER TOWNSHIP OF MILFORD
PLANNING COMMISSION

Thursday
July 31, 2003
7:30 p.m.

Milford Civic Center
1100 Atlantic Street
Milford, Michigan

1. Call to Order
2. **NEW BUSINESS**
 - S-03-5008, Audia Concrete Construction, 16-25-201-013
 - S-03-5009, The Preserve at Maple Lake, 16-28-400-012
 - Section 19-105 Lighting Ordinance
 - Private Road Ordinance
3. **UNFINISHED BUSINESS**
 - Land Division Appeal, Larry and Sue Orlewicz, 16-12-300-022
4. Approval of Minutes, May 29, 2003 (Regular)
June 26, 2003 (Regular)
5. Planning Consultant's Remarks
6. Planning Commissioners' Remarks
7. Call to the Public (Non-Agenda Items)
8. Adjournment

Items Tabled:

- Township Master Land Use Plan Update

Items previously postponed:

- PUD Ordinance
- Proposed Amendment to Section 19-80, (3)

AGENDA
CHARTER TOWNSHIP OF MILFORD
PLANNING COMMISSION

Thursday
August 28, 2003
7:30 p.m.

Milford Civic Center
1100 Atlantic Street
Milford, Michigan

1. Call to Order
2. **NEW BUSINESS**
 - S-03-5003, Farmington Landscape Service and Supply, 16-24-101-005
 - S-03-5011, Amendment to Windmill Farms Site Condominium, Parcel 16-19-301-009
 - S-98-5025, Indian Lake Subdivision Entrance Landscape, 16-04-400-013
3. **UNFINISHED BUSINESS**
 - Section 19-105 Lighting Ordinance
 - Private Road Ordinance
4. Approval of Minutes, July 31, 2003 (Work Session)
July 31, 2003 (Regular)
5. Planning Consultant's Remarks
6. Planning Commissioners' Remarks
7. Call to the Public (Non-Agenda Items)
8. Adjournment

Items Tabled:

- Township Master Land Use Plan Update

Items previously postponed:

- PUD Ordinance
- Proposed Amendment to Section 19-80, (3)

AGENDA
CHARTER TOWNSHIP OF MILFORD
PLANNING COMMISSION

Thursday
September 25, 2003
7:30 p.m.

Milford Civic Center
1100 Atlantic Street
Milford, Michigan

1. Call to Order
2. PUBLIC HEARING
 - R-03-5010, Re-zoning Request of Mott Property by Chippewa Building, Inc., 16-11-401-009 & 010
3. NEW BUSINESS
 - S-03-5007, Bridge Valley Office, 16-03-402-019
 - S-00-5005, Scapes Supply, 16-35-451-022
 - R-03-5010, Re-zoning Request of Mott Property by Chippewa Building, Inc., 16-11-401-009 & 010
 - Land Division Appeal, Troy Clogg, 16-25-100-033
 - Land Division Appeal, Larry & Susan Edwards/Tony Seagraves, 16-11-401-016
 - Land Division Appeal, Milton Roberts/ George Ross, 16-25-100-059
4. UNFINISHED BUSINESS
 - Section 19-105 Lighting Ordinance, Review of Roadway Lighting Requirements
5. Approval of Minutes, August 28, 2003 (Regular)
5. Planning Consultant's Remarks
6. Planning Commissioners' Remarks
7. Call to the Public (Non-Agenda Items)
8. Adjournment

Items previously tabled or postponed:

- Township Master Land Use Plan Update
- Private Road Ordinance
- PUD Ordinance
- Proposed Amendment to Section 19-80, (3)

Items for future consideration:

- Wet Fire Suppression System
- Underground Utilities

AGENDA
CHARTER TOWNSHIP OF MILFORD
PLANNING COMMISSION
Thursday
October 30, 2003
7:30 p.m.

Milford Civic Center
1100 Atlantic Street
Milford, Michigan

1. Call to Order
2. PUBLIC HEARING
 - Text Amendment, R-1-R Zoning District Section 19-184 (10) Day Camps
3. NEW BUSINESS
 - Text Amendment, R-1-R Zoning District Section 19-184 (10) Day Camps
 - Private Road variance for the elimination of required passing lane, Lundstrom Lane, 16-24-200-019
 - S-03-5012, Bill's Tree & Co., 16-24-101-002
4. Approval of Minutes, September 25, 2003 (Regular)
5. Planning Consultant's Remarks
6. Planning Commissioners' Remarks
7. Call to the Public (Non-Agenda Items)
8. Adjournment

Items previously tabled or postponed:

- Section 19-105 Lighting Ordinance, Review of Roadway Lighting Requirements
- Township Master Land Use Plan Update
- Private Road Ordinance
- PUD Ordinance
- Proposed Amendment to Section 19-80, (3)

Items for future consideration:

- Wet Fire Suppression System
- Underground Utilities

AGENDA
CHARTER TOWNSHIP OF MILFORD
PLANNING COMMISSION

Tuesday
December 2, 2003
7:30 p.m.

Milford Civic Center
1100 Atlantic Street
Milford, Michigan

1. Call to Order
2. PUBLIC HEARING
 - Private Road variance for the elimination of required passing lane, Lundstrom Lane, 16-24-200-019
3. UNFINISHED BUSINESS
 - Private Road variance for the elimination of required passing lane, Lundstrom Lane, 16-24-200-019
4. NEW BUSINESS
 - Land Division Appeal, Troy Clogg/Fyke Street Properties, 16-25-100-033
 - Land Division Appeal, George and Alice Hollabaugh, 16-27-200-033
 - Milford Lakes Development Company, Project Overview, Sections 34 & 35 (informational only)
5. Approval of Minutes, October 30, 2003 (Regular)
6. Planning Consultant's Remarks
7. Planning Commissioners' Remarks
8. Call to the Public (Non-Agenda Items)
9. Adjournment

Items previously tabled or postponed:

- Section 19-105 Lighting Ordinance, Review of Roadway Lighting Requirements
- Township Master Land Use Plan Update
- Private Road Ordinance
- PUD Ordinance
- Proposed Amendment to Section 19-80, (3)

Items for future consideration:

- Wet Fire Suppression System
- Underground Utilities