

AMENDED AGENDA
CHARTER TOWNSHIP OF MILFORD
PLANNING COMMISSION

Thursday
January 26, 2006
7:30 p.m.

Milford Civic Center
1100 Atlantic Street
Milford, Michigan

1. Call to Order
2. Call to the Public Non-Agenda Items
(for a period of 15 minutes; 3 minutes per person)
3. **PUBLIC HEARING**
 - Land Division Appeal, Paisley, 16-17-300-020
4. **NEW BUSINESS**
 - Land Division Appeal, Paisley, 16-17-300-020
 - S-05-5020, Metro PCS/Richard Connor Riley & Associates, Cellular Tower Collocation, 16-35-451-023
 - Amendment to Section 19-105, Lighting
 - Amendment to Section 19-104, Cluster Housing Option
 - Amendment to Section 19-109, Acceleration, Deceleration and Passing Lanes
 - Amendment to Section 15-31, Road Names and Property Addresses
 - Land Acquisition Criteria Committee LACC (aka Milford Open Space Team MOST) - Report
5. **UNFINISHED BUSINESS**
 - Master Land Use Plan
 - Amendment to, S-03-5014, Stonecrest Land Development, Woodland Office Center, 16-03-201-088, postponed from 3-31-05 and 12-6-05
 - S-03-5017, Amendment to Approved (3-17-04), Willoway Day Camp, 16-35-401-008, postponed from 10-27-05
6. Approval of Minutes, December 6, 2005 (Regular)
7. Planning Consultant's Remarks
8. Planning Commissioners' Remarks
9. Call to the Public
10. Adjournment

Items previously tabled or postponed:

- Review of Noise Ordinance Section 19-96
- S-05-5000, DTE Duck Lake Gas Facility, 16-01-201-002
- SP04-5008, Special Use, Huszti Building/Shew-Huszti Homes, 16-03-201-081&16-03-201-007
- Land Division Appeal, Hollabaugh, 16-27-200-033
- PUD Ordinance

Items for future consideration:

- R-2 Multiple Family Ordinance Amendment
- Regulations of Sexually Oriented Businesses
- Temporary Sign Ordinance Sec. 19-79

AGENDA
CHARTER TOWNSHIP OF MILFORD
PLANNING COMMISSION

Thursday
February 23, 2006
7:30 p.m.

Milford Civic Center
1100 Atlantic Street
Milford, Michigan

1. Call to Order
2. Call to the Public Non-Agenda Items
(for a period of no more than 15 minutes; 3 minutes per person)
3. **PUBLIC HEARING**
 - Amendment to Section 19-104, Cluster Housing Option
 - Amendment to Section 19-109 and 16-169, Acceleration, Deceleration and Passing Lanes
 - Amendment to Section 15-31, Road Names and Property Addresses
4. **NEW BUSINESS**
 - S-05-5019, Triple J Construction/ Runny Run LLC., 16-25-201-011
 - S-06-5001, Metro PCS/Richard Connor Riley & Associates, Cellular Tower Collocation, 2285 Childs Lake Road, 16-24-101-007
 - S-05-5023, Metro PCS/David Kaminski, Cellular Tower Collocation, 1200 Holden Ave., 16-22-300-020
5. **UNFINISHED BUSINESS**
 - Master Land Use Plan
 - Amendment to Section 19-105, Lighting
 - Amendment to Section 19-104, Cluster Housing Option
 - Amendment to Section 19-109 and 16-169, Acceleration, Deceleration and Passing Lanes
 - Amendment to Section 15-31, Road Names and Property Addresses
6. Approval of Minutes, January 11, 2006 (Joint Meeting)
January 26, 2006 (Regular)
7. Planning Consultant's Remarks
8. Planning Commissioners' Remarks
9. Call to the Public
10. Adjournment

Items previously tabled or postponed:

- Review of Noise Ordinance Section 19-96
- S-05-5000, DTE Duck Lake Gas Facility, 16-01-201-002
- SP04-5008, Special Use, Huszti Building/Shew-Huszti Homes, 16-03-201-081&16-03-201-007
- Land Division Appeal, Hollabaugh, 16-27-200-033
- PUD Ordinance

Items for future consideration:

- R-2 Multiple Family Ordinance Amendment
- Regulations of Sexually Oriented Businesses
- Temporary Sign Ordinance Sec. 19-79

AGENDA
CHARTER TOWNSHIP OF MILFORD
PLANNING COMMISSION

Thursday
March 30, 2006
7:30 p.m.

Milford Civic Center
1100 Atlantic Street
Milford, Michigan

1. Call to Order
2. Call to the Public Non-Agenda Items
(for a period of no more than 15 minutes; 3 minutes per person)
3. **PUBLIC HEARING**
 - Amendment to Section 19-105, Lighting
 - Cluster Housing Option, Choate Custom Homes
4. **NEW BUSINESS**
 - Cluster Housing Option, Choate Custom Homes
 - S-06-5003, John Choate/ Mission Valley Cluster Site Plan, 16-02-476-004, 012, & 015
 - Review of the M-2, General Industrial Zoning Ordinance
 - Planned Unit Development (PUD) Ordinance Discussion
 - Safety Paths
5. **UNFINISHED BUSINESS**
 - Master Land Use Plan
 - Amendment to Section 19-105, Lighting
 - Amendment to Section 19-113 and 16-169, Acceleration, Deceleration and Passing Lanes
6. Approval of Minutes, February 23, 2006 (Regular)
7. Planning Consultant's Remarks
8. Planning Commissioners' Remarks
9. Call to the Public
10. Adjournment

Items previously tabled or postponed:

- Amendment to Section 15-73, 15-31, 19-65, 19-2, 19-526, Road Names and Property Addresses
- Review of Noise Ordinance Section 19-96
- S-05-5000, DTE Duck Lake Gas Facility, 16-01-201-002
- SP04-5008, Special Use, Huszti Building/Shew-Huszti Homes, 16-03-201-081&16-03-201-007
- Land Division Appeal, Hollabaugh, 16-27-200-033

Items for future consideration:

- R-2 Multiple Family Ordinance Amendment
- Temporary Sign Ordinance Sec. 19-79
- Regulations of Sexually Oriented Businesses

REVISED AGENDA
CHARTER TOWNSHIP OF MILFORD
PLANNING COMMISSION

Thursday
April 27, 2006
7:30 p.m.

Milford Civic Center
1100 Atlantic Street
Milford, Michigan

1. Call to Order
2. Call to the Public Non-Agenda Items
(for a period of no more than 15 minutes; 3 minutes per person)
3. **NEW BUSINESS**
 - S-05-5003, Heyn Properties/John Stewart Assoc., 16-35-451-032
 - S-06-5005, Milford Investment/John Stewart Assoc., Day Care, Use After Special Approval, 16-22-102-051
4. **UNFINISHED BUSINESS**
 - Master Land Use Plan
 - Amendment to Section 15-73, 15-31, 19-65, 19-2, 19-526, Road Names and Property Addresses
 - Planned Unit Development (PUD) Ordinance Discussion
 - Safety Paths
5. Approval of Minutes, March 30, 2006 (Regular)
6. Planning Consultant's Remarks
7. Planning Commissioners' Remarks
8. Call to the Public
9. Adjournment

Items previously tabled or postponed:

- Amendment to Section 19-113 and 16-169, Acceleration, Deceleration and Passing Lanes
- Cluster Housing Option, Choate Custom Homes
- S-06-5003, John Choate/ Mission Valley Cluster Site Plan, 16-02-476-004, 012, & 015
- Review of Noise Ordinance Section 19-96

Items for future consideration:

- Regulations of Sexually Oriented Businesses

AGENDA
CHARTER TOWNSHIP OF MILFORD
PLANNING COMMISSION

Thursday
May 25, 2006
7:30 p.m.

Milford Civic Center
1100 Atlantic Street
Milford, Michigan

1. Call to Order
2. Call to the Public Non-Agenda Items
(for a period of no more than 15 minutes; 3 minutes per person)
3. **PUBLIC HEARING**
 - Amendment to Section 15-73, 15-31, 19-65, 19-2, 19-526, Road Names and Property Addresses
 - Land Division Appeal, Daniel White, 16-28-400-006
4. **NEW BUSINESS**
 - Land Division Appeal, Daniel White, 16-28-400-006
 - Discussion of Planning Consultants Response to Planning Commission Request for Review of MBOA Letter
5. **UNFINISHED BUSINESS**
 - Cluster Housing Option, Choate Custom Homes
 - S-06-5003, John Choate/ Mission Valley Cluster Site Plan, 16-02-476-004, 012 & 015
 - Master Land Use Plan
 - Amendment to Section 15-73, 15-31, 19-65, 19-2, 19-526, Road Names and Property Addresses
 - Amendment to Section 19-113 and 16-169, Acceleration, Deceleration and Passing Lanes
6. Approval of Minutes, April 27, 2006 (Regular)
7. Planning Consultant's Remarks
8. Planning Commissioners' Remarks
9. Call to the Public
10. **Adjournment**
 - Items previously tabled or postponed:
 - Planned Unit Development (PUD) Ordinance Discussion
 - Safety Paths
 - S-05-5003, Heyn Properties/John Stewart Assoc., Redi-Mix, 16-35-451-032
 - Review of Noise Ordinance Section 19-96
 - Items for future consideration:
 - Regulations of Sexually Oriented Businesses

AGENDA
CHARTER TOWNSHIP OF MILFORD
PLANNING COMMISSION

Thursday
June 29, 2006
7:30 p.m.

Milford Civic Center
1100 Atlantic Street
Milford, Michigan

1. Call to Order
2. Call to the Public Non-Agenda Items
(for a period of no more than 15 minutes; 3 minutes per person)
3. **PUBLIC HEARING**
 - R-06-5009, Rezoning Request from R-1-S to C-2, Schrott & Mechigian, 16-12-200-057 – 066
 - Amendment to Section 19-113 and 16-169, Acceleration, Deceleration and Passing Lanes
 - Land Division Appeal, David & Deborah Stockbridge, 16-02-200-075
4. **NEW BUSINESS**
 - R-06-5009, Rezoning Request from R-1-S to C-2, Schrott & Mechigian, 16-12-200-057 – 066
 - Land Division Appeal, David & Deborah Stockbridge, 16-02-200-075
 - Presentation by Milford High School of request for interested local government volunteers.
 - Underground Utility Requirement
 - Text Amendment to Section 19-84, Color Rendering Requirements
5. **UNFINISHED BUSINESS**
 - Master Land Use Plan
 - S-05-5003, Heyn Properties/John Stewart Assoc., Redi-Mix, 16-35-451-032
 - Land Division Appeal, Paisley, 16-17-300-020
 - S-05-5026, Wisti/Associated Construction Services, 16-36-451-015
 - Amendment to Section 19-113 and 16-169, Acceleration, Deceleration and Passing Lanes
6. Approval of Minutes, May 25, 2006 (Regular)
7. Planning Consultant's Remarks
8. Planning Commissioners' Remarks
9. Call to the Public
10. Adjournment

Items previously tabled or postponed:

- Planned Unit Development (PUD) Ordinance Discussion
- Safety Paths
- Review of Noise Ordinance Section 19-96

Items for future consideration:

- Regulations of Sexually Oriented Businesses

AGENDA
CHARTER TOWNSHIP OF MILFORD
PLANNING COMMISSION

Thursday
July 27, 2006
7:30 p.m.

Milford Civic Center
1100 Atlantic Street
Milford, Michigan

1. Call to Order
2. Call to the Public Non-Agenda Items
(for a period of no more than 15 minutes; 3 minutes per person)
3. **PUBLIC HEARING**
 - Text Amendment to Section 19-84, Color Rendering Requirements
4. **NEW BUSINESS**
 - S-06-5002, Bella Vita Site Condominium, 16-27-300-004
5. **UNFINISHED BUSINESS**
 - Land Division Appeal, David & Deborah Stockbridge, 16-02-200-075
 - Text Amendment to Section 19-84, Color Rendering Requirements
 - Master Land Use Plan
 - Planned Unit Development (PUD) Ordinance Discussion
6. Approval of Minutes, June 29, 2006 (Regular)
7. Planning Consultant's Remarks
8. Planning Commissioners' Remarks
9. Call to the Public
10. Adjournment

Items previously tabled or postponed:

- Underground Utility Requirement
- Safety Paths
- Review of Noise Ordinance Section 19-96

Items for future consideration:

- Regulations of Sexually Oriented Businesses

AGENDA
CHARTER TOWNSHIP OF MILFORD
PLANNING COMMISSION

Thursday
August 31, 2006
7:30 p.m.

Milford Civic Center
1100 Atlantic Street
Milford, Michigan

1. Call to Order
2. Call to the Public Non-Agenda Items
(for a period of no more than 15 minutes; 3 minutes per person)
3. **PUBLIC HEARING**
 - Land Division/Combination Appeal, Road Commission for Oakland County & Oak/ Kenneth Clarkston, 16-12-400-052 & 16-12-400-095
4. **NEW BUSINESS**
 - Land Division/Combination Appeal, Road Commission for Oakland County & Oak/ Kenneth Clarkston, 16-12-400-052 & 16-12-400-095
5. **UNFINISHED BUSINESS**
 - Discussion of S-06-5002, Bella Vita Site Condominium, Lot configuration, 16-27-300-004
 - Lighting Ordinance
 - Master Land Use Plan
 - Planned Unit Development (PUD) Ordinance Discussion
 - Comments of Concern
 - Review of other examples
 - Lots available over 35 acres
 - Other community's experiences
 - Pros/cons of ordinance
 - Prohibited uses
 - Legal
 - Examples of simpler versions
6. Approval of Minutes, July 27, 2006 (Regular)
7. Planning Consultant's Remarks
8. Planning Commissioners' Remarks
9. Call to the Public
10. Adjournment

Items previously tabled or postponed:

- Underground Utility Requirement
- Safety Paths
- Review of Noise Ordinance Section 19-96

Items for future consideration:

- Regulations of Sexually Oriented Businesses

Cancelled

**SPECIAL MEETING
AGENDA**

**CHARTER TOWNSHIP OF MILFORD
PLANNING COMMISSION**

Tuesday
September 19, 2006

7:30 p.m.

Milford Civic Center
1100 Atlantic Street
Milford, Michigan

1. Call to Order
2. UNFINISHED BUSINESS
 - Planned Unit Development (PUD) Ordinance Discussion
 - Comments of Concern
 - Review of other examples
 - Lots available over 35 acres
 - Other community's experiences
 - Pros/cons of ordinance
 - Prohibited uses
 - Legal
 - Examples of simpler versions
3. Planning Consultant's Remarks
4. Planning Commissioners' Remarks
5. Call to the Public (Non-Agenda Items)
6. Adjournment

AGENDA
CHARTER TOWNSHIP OF MILFORD
PLANNING COMMISSION

Thursday
September 28, 2006
7:30 p.m.

Milford Civic Center
1100 Atlantic Street
Milford, Michigan

1. Call to Order
2. Call to the Public Non-Agenda Items
(for a period of no more than 15 minutes; 3 minutes per person)
3. **PUBLIC HEARING**
 - Land Division/Combination Appeal, Norman & Teresa Krieger, 16-05-451-034 & 16-05-451-026
4. **NEW BUSINESS**
 - Land Division/Combination Appeal, Norman & Teresa Krieger, 16-05-451-034 & 16-05-451-026
5. **UNFINISHED BUSINESS**
 - Lighting Ordinance
 - Master Land Use Plan
6. Approval of Minutes, August 31, 2006 (Regular)
7. Planning Consultant's Remarks
8. Planning Commissioners' Remarks
9. Call to the Public
10. Adjournment

**SPECIAL MEETING
AGENDA**

**CHARTER TOWNSHIP OF MILFORD
PLANNING COMMISSION**

Monday

October 16, 2006

7:30 p.m.

Milford Police Conference Room
1100 Atlantic Street
Milford, Michigan

1. Call to Order
2. UNFINISHED BUSINESS
 - Planned Unit Development (PUD) Ordinance Discussion
 - Comments of Concern
 - Review of other examples
 - Lots available over 35 acres
 - Other community's experiences
 - Pros/cons of ordinance
 - Prohibited uses
 - Legal
 - Examples of simpler versions
3. Planning Consultant's Remarks
4. Planning Commissioners' Remarks
5. Call to the Public (Non-Agenda Items)
6. Adjournment

AGENDA
CHARTER TOWNSHIP OF MILFORD
PLANNING COMMISSION

Tuesday
December 5, 2006
7:30 p.m.

Milford Civic Center
1100 Atlantic Street
Milford, Michigan

1. Call to Order
2. Call to the Public Non-Agenda Items
(For a period of no more than 15 minutes; 3 minutes per person)
3. PUBLIC HEARING
 - Road Names and Property Addresses
4. UNFINISHED BUSINESS
 - Road Names and Property addresses
 - Lighting Ordinance
 - Definition of Lot – Lot Size & Shape
 - Planned unit Development
 - Master Land Use Plan
5. NEW BUSINESS
 - S-06-5012 Commerce Construction and Landscaping
 - Use Determination for M-1, and M-2
6. Approval of Minutes, October 26, 2006
7. Planning Consultant's Remarks
8. Planning Commissioners' Remarks
9. Call to the Public
10. Adjournment