

**REGULAR MEETING
PLANNING COMMISSION
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CHARTER TOWNSHIP OF MILFORD**

April 29, 2010

MEMBERS PRESENT: David Kulp, Chairman; Richard Lemke, Vice-Chairman; Gordon Muir, Secretary; Commissioners Vaughn Koshkarian, Lisa Marckini-Polk, William Mazzara, Richard Mueller

ABSENT: Commissioners Keith Vandebussche, George Magro

ALSO PRESENT: Nick Lomako, Township Planning Consultant; Timothy Brandt, Recording Secretary, Forty-six Audience Members

Chairman Kulp called the meeting to order at 7:30 p.m. and determined that a quorum was present.

ZONING BOARD OF APPEALS (ZBA) LIAISON REPORT

Vice –Chair Lemke explained that the April agenda item was postponed in order for the applicant to return to the ZBA with a full board present.

TOWNSHIP BOARD REPORT

Commissioner Mazzara reported on the meeting of April 21, 2010. He indicated that the Jeff Heyn outdoor storage site plan was approved pending the survey pages of the plan be signed and sealed.

CALL TO THE PUBLIC (NON-AGENDA ITEMS)

There was no response from the public.

UNFINISHED BUSINESS

DISCUSSION, LOT COVERAGE REGULATIONS

Chairman Kulp introduced the discussion on the possible revisions to the residential lot coverage requirements. Mr. Lomako reviewed his latest letter, dated April 6, 2010 regarding section 32-539 Schedule of Regulations pertaining to lot coverage. Mr. Lomako has researched Township records in an effort to determine the reasons for the current standards and has provided new calculations for the commission to review that can be archived if changes to the ordinance are recommended.

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An interpretation of the current ordinance to allow multiple accessory buildings on a single parcel based upon the acreage and lot coverage was reviewed and incorporated in the April 6, 2010 letter.

After the calculations for multiple buildings and accessory structures were evaluated in the new letter it was determined that a 10% lot coverage was reasonable for the R1- zoning district, 15% for the R1-S district and 30% for the R-1 zoning district.

Mr. Lomako believed that setting the new standards for public hearing and allowing for residents' feedback should be the next step in this process.

Chairman Kulp noted the benefit of having a basis for the specific requirements of the changes.

Commissioners discussed what site improvements would be included in determining lot coverage and believe that the lot average percentages are fair and the process that has been followed is justified.

Vice Chairman Lemke moved, Commissioner Koshkarian seconded to set for public hearing the lot coverage requirements for the R1-R, R1-S and R-1 residential districts to 10%, 15% and 30% based on the calculations set forth in the Wade - Trim letter dated April 6, 2010. **Vote unanimously carried.**

Next item of unfinished business:

DISCUSSION, ACCESSORY BUILDINGS & VEHICLE STORAGE IN RESIDENTIAL DISTRICTS

Mr. Lomako provided the planning commission with a brief history of the events prior to the latest Wade – Trim revisions in a letter dated April 8, 2010.

Mr. Lomako explained the new proposed language and scenarios on the placement of accessory buildings in relationship to the depth of homes on parcels and the resulting problems of view sheds and that the new proposed language will help in buffering these situations.

Mr. Lomako introduced the proposed language clarifying the determination of establishing the rear lot line especially on corner lots and double frontage lots.

A sketch was provided to the commission for consideration to aid in clarifying accessory structure placement for a possible addition to the Township ordinance.

Commissioners discussed adding a definition to the ordinance for view shed for it is currently not used and defined. Also, amending the illustration to include accessory structures used for the keeping of animals and correcting the drawing for the identification of the side yard.

Additional requested revisions discussed expansion of the proposed language referencing using decorative construction materials to include being compatible with the scale, architectural style of the existing residence and character of the residential neighborhood. Finally, enhancing the language of the proposed buffering of an accessory structure to include the possible irrigation and maintenance of the buffer.

Vice chairman Lemke moved, Commissioner Mazzara seconded to incorporate changes identified in the discussion and revise the proposed language for review at the May meeting.

Discussion on the motion to clarify and define accessory structures.

Commissioner Mazzara moved, Secretary Muir seconded to amend motion to add additional language and examples to the ordinance defining accessory structures. Motion for the amendment unanimously carried.

First motion unanimously carried.

DISCUSSION, LOCAL REGULATIONS OF ESSENTIAL SERVICES (GAS DRILLING SITES)

Michigan Township Association legal counsel has not responded to Mr. Lomako and it is being referred to the Township supervisor to hopefully get results from MTA.

NEW BUSINESS

There was no new business.

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APPROVAL OF MINUTES, FEBRUARY 25, 2010

Secretary Muir moved, Commissioner Koshkarian seconded to accept the minutes as amended. **Motion unanimously carried.**

APPROVAL OF MINUTES, MARCH 25, 2010

Commissioner Koshkarian moved, Commissioner Mazzara seconded to accept the minutes as amended. **Motion unanimously carried**

PLANNING CONSULTANT'S REMARKS

There were no comments.

PLANNING COMMISSIONER'S REMARKS

There were no comments.

CALL TO THE PUBLIC

Mr. Dave Schneider, 152 Dansin, Milford, thanked the commission for their hard work, commented about the purposed ordinance changes as discussed this evening and offered his services to educate the Township on wireless services.

ADJOURNMENT

Chairman Kulp adjourned the meeting at 8:40 p.m.

Charter Township of Milford,

Gordon Muir
Secretary