

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

**May 26, 2011  
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**MEMBERS PRESENT:** David Kulp, Chairman, Richard Lemke, Vice-Chairman; Gordon Muir, Secretary; Commissioners, Lisa Marckini-Polk, William Mazzara, and Jared Hefley

**ABSENT:** Richard Mueller, George Magro and Vaughn Koshkarian

**ALSO PRESENT:** Nick Lomako, Township Planning Consultant; Timothy Brandt, Recording Secretary and 11 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) REPORT**

Vice-Chairman Lemke discussed the postponed May Schupan case.

**TOWNSHIP BOARD REPORT**

Commissioner Mazzara referred the commissioners to review the synopsis provided in the packet highlighting the extension of the moratorium on medical marijuana.

**CALL TO THE PUBLIC (NON-AGENDA ITEMS)**

None.

**Unfinished business**

Discussion Home Occupations and Home-based Businesses.

Mr. Lomako summarized the minor changes to the proposed text to the commission. The commissioners discussed the draft ordinance highlighting the number of employees allowed and the floor area of the home and accessory buildings dedicated to the home based business.

The commissioners discussed at length the acceptable percentage of floor area dedicated to the business and agreed finally that a more restrictive allowance would be more appropriate to have in the ordinance prior to the public hearing

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Notice and it allows more flexibility if changes are needed in the percentage after public input.

Mr. Wallace Murray of S. Hill Road addressed the commission seeking clarification of a section of the proposed ordinance and offered his opinions on electrical interference or nuisances that could be generated by a home based business.

Commissioner Mazzara moved, Vice-Chairman Lemke seconded to set for public hearing the proposed Home Occupations and Home-Based Businesses ordinance text amendments. Motion unanimously carried.

Chairman Kulp discussed a re-arrangement of the agenda items as noticed.

Secretary Muir moved, Commissioner Hefley seconded to defer the discussion of Non-motorized master plan to later in the agenda. Motion unanimously carried.

Old Business

Re-Occupancy of the Huszti Medical Building

Mr. Michael Kalil COO of NAI Farbman in Southfield was again present and requested to Re-Zone the property from R-2 to RO-1.

The commission reviewed the history of the property as provided from the original site plan submissions as requested at last months meeting by the commissioners.

The commissioners discussed the township board motion from the original approval of the medical clinic as it related to the commissions site plan approval recommendation, the current tenants in the building and possible future tenants.

It was determined after discussion that a re-zoning request was not needed at this time unless the re-occupancy of the building was not consistent with the Township board's motion.

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Commissioner Mazzara moved, Secretary Muir seconded to have the Township attorney review the history of the property and conclude that the interpretation by the planning commission of the current use is consistent with the original approval by the township board. Motion unanimously carried.

**Public Hearing**

Mr. Leo Soave, Hickory Ridge Commons, Passing lane installation variance request.

Mr. Terry Sever of Waterford was present to speak on behalf of Mr. Leo Soave. He provided the commission a letter from the OCRC stating that a passing lane was not needed at this time for the established safety standards.

Mr. Sever briefed the commission on his traffic observations on Hickory Ridge Road to the north of the subject property and his conclusions. He next reviewed the construction limitation and difficulties that will be present if the construction of the passing lane is required. Grading, landscaping, utility poles and available street right-of-way are significant restrictions in his opinion that should be considered in granting relief to his client.

Dan Friend who lives on Silverstone was present and was in favor of the request.

Charles Matreal a Hickory Ridge Road resident addressed the board and was in favor of the request because he believes that the speed on Hickory Ridge Road will increase with the passing lane installed and the increased speed provides more of a danger than the elimination of the passing lane.

Chairman Kulp closed the public hearing.

The commissioners discussed the history of this site and the previous requests for the waving of the passing lane installation. The commission believes that the major influence of the variance request is economics and financial hardship which should not be considered when deciding on this variance.

Commissioner Mazzara noted that the OCRC letter states that the passing lane is not warranted at this time which does not plan for future growth in the area or the possible expansion and growth of the General Motors Proving Ground.

The Commission believed it would have been helpful if the applicant provided documents from the utility company, road commission and homeowners

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Association that supported the ordinance and the applicant's hardships for the variance request.

The applicant requested a postponement to provide the additional information that the commission requested.

Commissioner Mazzara Moved, Secretary Muir seconded to postpone the variance request of Mr. Leo Soave for one month to allow him the time to provide more facts from the utility company and road commission that support the variance request. Motion unanimously carried.

Unfinished Business

Complete streets Non-Motorized master plan

Mr. Lomako reviewed the purpose of the planning commission's assignment and how it affects the Township master plan. Mr. Lomako stated that the next step will be to consolidate the input of the commissioners into one document for discussion.

The Commissioners discussed at length the possibility of a linked trail system that would be safe and accessible to residents.

Vice-Chairman Lemke moved, Secretary Muir seconded to table discussion on complete streets and non-motorized master plan to allow Mr. Lomako time to consolidate the commissioners input and maps to one document for review. Motion unanimously carried.

**Previously tabled items**

Commission discussed the continuance of the medical marijuana moratorium.

The commission decided the review of the nuisance ordinances will be an item for discussion under new business at the June meeting.

**APPROVAL OF MINUTES, March 31, 2011**

Secretary Muir moved, Commissioner Mazzara seconded to approve the minutes of April 28, 2011 as presented. Motion unanimously carried.

**PLANNING CONSULTANT'S REMARKS**

Mr. Lomako further discussed the Schupan site plan and its deficiencies and the cooperation of the company to correct the items and desires to be compliant. He also discussed the proposed natural gas fueling station at the same site.

**COMMISSIONERS REMARKS**

Commissioner Mazzara commented on the lighting ordinance and the intent of the lighting ordinance and the difficulty in the measurement of light trespass using the current ordinance standards and the need for the ordinance to be revised.

**CALL TO THE PUBLIC**

None

**ADJOURNMENT:** 10.12 p.m.

Charter Township of Milford,

Gordon Muir  
Secretary