

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

**August 25, 2011
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MEMBERS PRESENT: David Kulp, Chairman, Richard Lemke, Vice-Chairman, Gordon Muir, Secretary; Commissioners, Lisa Marckini-Polk, William Mazzara, Vaughn Koshkarian, Richard Mueller and George Magro.

ABSENT: Commissioner Jared Hefley.

ALSO PRESENT: Timothy Brandt, Recording Secretary and 2 audience members.

Chairman Kulp called the meeting to order at 7:32 p.m. and determined that a quorum was present.

ZONING BOARD OF APPEALS (ZBA) REPORT

Vice-Chairman Lemke stated that there was not an August meeting.

TOWNSHIP BOARD REPORT

Commissioner Mazzara briefed the commissioners on the Township board's concerns with the Home occupation and home based business draft ordinance.

CALL TO THE PUBLIC (NON-AGENDA ITEMS)

None.

Unfinished Business

Vice Chairman Lemke moved, Commissioner Mazzara seconded to revise the order of the agenda and place the Site Plan review S-11-5004 next for discussion. Motion unanimously carried.

Scott Hampel from SMJ International, 49357 Pontiac Trail, was present to represent Air Advantage and introduced the proposed co-location of wireless communication antennas to the 4920 McCarthy Drive location.

Commissioner Magro discussed the structural analysis report with Mr. Hampel seeking clarification of the design standards used and the validity of the analysis if additional holes were required to be installed in the monopole.

The commissioners further discussed the design analysis and would seek additional engineering clarification if an approval was to be considered.

Commission next discussed the need for the new antennas to be colored Michigan grey and the requirement to provide the Township with a written agreement with the landlord for the removal of the improvements when obsolete or a surety bond posted.

Commissioner Mazzara moved, commissioner Magro seconded to recommend to the township board approval of S-11-5004, SMJ International for a wireless communication co-location at 4920 McCarthy Drive 16-35-451-023 based on the following conditions:

1. Applicant agrees that the color of the antenna will be Michigan grey.
2. Applicant provides verification or an agreement with the landlord for the antenna removal or posts a surety bond.
3. Applicant to provide further information and verification for the justification of the 105% design.
4. Applicant to ask structural engineer to clarify the permissible shear and moment.
5. Applicant will ensure that the analyses of the pole for the existing holes or proposed holes that will accommodate the new lines are permitted.

Motion unanimously carried.

Chairman Kulp returned to the agenda order for the discussion of the Home occupation and home based business ordinance seeking direction on how to proceed with the draft ordinance.

Supervisor Green was present to discuss the home occupation ordinance and his concerns with the enforcement of the ordinances.

Commissioner Mazzara offered his opinions on the same matter and related the opinions of the township board that the ordinances are difficult to enforce.

The consensus of the commission is that the enforcement of the ordinances is the difficulty and the intent of the ordinances should remain as a guide for the residents of the township to follow.

Commissioner Lemke inquired of the supervisor to provide a list of the concerns from the board to the planning commission so they had a basis and a starting point to work from when considering the revisions.

Chairman Kulp responded that he believed the function and responsibility of the commission is to provide to the board the ordinances and not to draft ordinances with the specific requirements from the board.

Commissioner Mazzara moved, Secretary Muir seconded to table discussion of the home occupation and home based business ordinance to allow the township board an opportunity to highlight their concerns and provide these to the commission for discussion. Motion unanimously carried.

Discussion of Non-motorized master plan.

Commissioners indicated the difficulty in discussing this item of business with Mr. Lomako not present.

Secretary Muir moved, Commissioner Magro seconded to table discussion of the Non-motorized master plan. Motion unanimously carried.

New Business: Discussion of nuisance ordinance

Commissioners discussed possible revisions to the nuisance ordinances and different enforcement language that could be incorporated into draft text. Additional discussion noted that the commission could possibly create revised ordinance text without using the services of the consultant and discuss the ordinances prior to the consultants input.

Commissioner Mazzara moved, Secretary Muir seconded to postpone discussion of nuisance ordinances and yard descriptions until next month to allow the commissioners' time to review the current ordinances. Motion unanimously carried.

Lighting ordinance

Commissioner Mazzara addressed the commission on the need to revise the current lighting ordinance. Commissioner Mazzara explained the difficulty using the current ordinance standards on measuring light trespass and he believes that the yard stick shadow is not effective, not measurable and requires a change.

The commissioners discussed revising the lighting ordinance to make the standards for measurement of trespass enforceable.

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Secretary Muir moved, Commissioner Mazzara seconded to allow chairman Kulp to revise the current lighting ordinance to incorporate measurable standards. Motion unanimously carried.

APPROVAL OF MINUTES: June 30, 2011

Commissioner Magro moved, Commissioner Mueller seconded to approve the minutes of June 30, 2011 as amended. Motion unanimously carried.

PLANNING CONSULTANT'S REMARKS

Mr. Lomako was absent.

COMMISSIONERS REMARKS

Commissioners discussed the opportunity to attend an outside educational forum on medical marijuana and were encouraged to attend.

CALL TO THE PUBLIC

Building Official Brandt inquired of the commission if a fitness center was an approvable use in an existing M-1 building space. Consensus of the commission was that it is not an objectionable use and appropriate for the zoning district.

ADJOURNMENT: 9:18 p.m.

Charter Township of Milford,

Gordon Muir
Secretary