

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

**June 30, 2011  
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**MEMBERS PRESENT:** Gordon Muir, Secretary; Commissioners, Lisa Marckini-Polk, William Mazzara, Richard Mueller and Jared Hefley

**ABSENT:** David Kulp, Chairman, Richard Lemke, Vice Chairman, Commissioners, Vaughn Koshkarian and George Magro.

**ALSO PRESENT:** Nick Lomako, Township Planning Consultant; Timothy Brandt, Recording Secretary and 2 audience members.

Secretary Muir called the meeting to order at 7:33 p.m. and determined that a quorum was present.

**ZONING BOARD OF APPEALS (ZBA) REPORT**

Vice-Chairman Lemke was absent no ZBA report was given.

**TOWNSHIP BOARD REPORT**

Commissioner Mazzara referred the commissioners to review the synopsis provided in the packet.

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

None.

**Public Hearing. Home occupation and Home based Business Ordinance.**

Commissioner Mueller moved, Commissioner Mazzara seconded to open the public hearing. Motion unanimously carried.

Mr. Lomako reviewed the June 1, 2011 Wade-Trim revised letter for the proposed home occupation and home based business ordinance highlighting the changes from the commission as directed at the last meeting.

There was no public comment on the draft ordinance language.

Commissioner Mazzara moved, commissioner Mueller seconded to close the public hearing. Motion unanimously carried.

**Unfinished business.**

The commission briefly discussed the floor area calculations and the allowable signage placement as provided in the draft ordinance.

Commissioner Mazzara moved, Commissioner Mueller seconded to amend Home occupation and home based business ordinance to permit a sign to identify a home based business to be located on the front face of the principle building only. Motion unanimously carried.

Commissioner Mazzara moved, Commissioner Mueller seconded to recommend to the township board adoption of 32-610 Home occupations and home based business ordinance and amendments to 32-2 Definitions based on the June 1, 2011 Wade-Trim letter. Motion unanimously carried.

Commissioner Mazzara moved, Commissioner Mueller seconded to postpone the discussion of Non-motorized master plan until the next scheduled meeting. Motion unanimously carried.

Secretary Muir changed the order of the agenda to allow the variance request of Mr. Leo Soave, Hickory Ridge Commons to be the next item of unfinished business.

Mr. Terry Sever representing Mr. Leo Soave was again present and provided his opinions of the physical characteristics of the property that made the installation of the passing lane unsafe and not feasible.

Mr. Sever provided to the commission a letter from DTE Energy that Mr. Lomako read into the record regarding the relocation of the overhead poles within the right of way of the proposed passing lane. The letter indicated that regrettably DTE could not at this time relocate the overhead poles due to the lack of available right of way to the east and the need to install 30' down guides to the poles further east which would require additional right of way and easement from the property owners to the East.

Commissioner Mazzara moved, Commissioner Mueller seconded to grant the variance request of Mr. Leo Soave for the installation of the passing lane at Hickory Ridge Commons based on the June 15, 2011 DTE Energy letter and in inability to move the overhead power line poles due to the lack of available right of way and the burden of acquiring additional right of way. Motion unanimously carried.

### **Re-Occupancy Huszti Medical Clinic**

The commissioners discussed the letter provided by the township's legal counsel as requested that indicated a change to the ordinance for the definition of a medical clinic would allow the continued occupancy of the Huszti building and future medical occupants would be permitted. The opinions of the attorney were based on the difficulty to enforce the occupancy of the building without access to the partnership agreements.

The commission continued to discuss the building's history and the commission's belief in the importance of keeping the medical clinic definition unchanged because of the special use provisions in the multiple residential zoning districts.

After deliberation it was determined that the township board in 2000 did not recognize the recommendation of the planning commission for a medical clinic at this site and decided that a medical office was more appropriate.

Commissioner Mazzara moved, Commissioner Mueller seconded, to provide the applicant that the opinion of the planning commission is the building has continued to be used as a medical office as directed by the township board motion of June 21, 2000 and the reoccupancy and further use of the building is permitted for medical use only. Motion unanimously carried.

### **New Business**

Commissioners determined that the items of new business will be postponed until the next meeting.

Items for future consideration.

Commissioners briefly discussed the recent court cases involving medical marijuana. Residential lighting and yard descriptions were discussed and agreed to be placed on the next agenda under new business.

**APPROVAL OF MINUTES: May 26, 2011**

Commissioner Mazzara moved, Commissioner Hefley seconded to approve the minutes of May 26, 2011 as presented. Motion unanimously carried.

**PLANNING CONSULTANT'S REMARKS**

Mr. Lomako further discussed the probable new ownership of Heritage Place and possible plans for site revisions.

**COMMISSIONERS REMARKS**

Commissioners agreed to cancel July meeting due to previous commitments and vacation schedules.

**CALL TO THE PUBLIC**

None

**ADJOURNMENT:** 8:18 p.m.

Charter Township of Milford,

Gordon Muir  
Secretary