

# MILAN TOWNSHIP PLANNING COMMISSION

## DRAFT MEETING MINUTES

for

**March 14, 2023 at 7:00 p.m.**

In the Symon's Elementary School auditorium  
Approved

- **Call to Order and Pledge of Allegiance**

- **Roll Call and Determination of a Quorum:** All present including Lucie Fortin

- **Adoption of the Agenda:** Agenda was approved.

- **Approval of February 7, 2023 meeting minutes:** John motioned to accept the minutes and Matt seconded. Minutes were approved as presented with 5 aye and 0 nay.

- **Reports:** Bob had nothing to report.

- Chairman Schauer welcomed Cheryl Majors to the pc. The Twp Board, at their March 9th meeting, appointed her to replace Rebecca who had recently resigned.

- **Public Comment:** ( 2 minutes per person): There were only a few comments.

**Public Hearing:** Chairman Schauer opened the public hearing at 7:05 pm. to receive public comment regarding the proposed amendments to allow and regulate camping. He began by describing the intent of the amendment, which is to allow tent camping as an accessory use in commercial recreational facilities and to add specific regulations for this use. He proposed additional changes to the document that was originally posted:

- Change the use from "camping" to "tent camping";
- Add definitions for tent camping and for camping tent.

He read a proposed definition for tent camping:

Article 2: Add a definition for "Tent Camping" which means a recreational activity for the purpose of temporarily housing transient occupants in tents or similar portable, non-permanent sleeping quarters.

Article 2: Add a definition for "Camping tent" which means a recreational unit that is a soft-sided shelter that is either mounted on the ground or is on skids designed to facilitate relocation from time to time, and that does not have a direct connection to a source of water or sewer facilities.

The above definitions will allow us to be precise in our intent.

Chairman Schauer also reviewed the proposed amendments to Article 13.07, Supplementary District Regulations.

He opened the meeting to public comments, the comments were:

- Issue with in/out traffic all night. There should be a locked security gate.
- The property should be fenced.
- How many people per site? Needs to be regulated. This should not be group camping. We need to address this in the site plan.
- Privacy for the campsites should be considered.
- Need to be consistent with the state regulations.
- What is the liability for the twp. For actions that happen onsite.
- Concerned with late parties and alcohol problems. We don't need overnight camping that will create these problems.
- Someone should always be onsite.

- Need to monitor who and how many people are accessing the property.
- The zoning enforcement officer would only be concerned with zoning issues or special use requirements. For issues of an emergency or nuisance, the police or fire departments would be called.
- We are required to address this because he is a commercial facility.
- There is a trailer in the back of the property in which someone is living in.
- There should be cameras to record the vehicle license plates.

Chairman Schauer closed the meeting at 7:53 pm.

There was a general discussion regarding allowing tent camping.

Chairman Schauer made a motion to table the request to amend the ordinance until the April 11 planning commission meeting. Bob seconded the motion. Motion passed 5 eye, 0 nay.

#### **Unfinished Business**

Chairman Schauer began the discussion regarding amending the ordinance related to zoning enforcement. The proposal was to make the zoning violation a civil infraction instead of a misdemeanor. After discussion with our attorney, his opinion was that a fines for civil infractions would not be as effective as potential court expenses and jail time. Only having fines as a deterrent, could result in a situation that could drag on indefinitely. Chairman Schauer decided to withdraw the proposal. Chairman Schauer will meet with Tim Duby and Mark Bogi to discuss the zoning enforcement procedures.

#### **New Business:**

Chairman Schauer introduced the request from Corrigan Oil to allow the parking of truck trailers on their property at Cone road. This was a preliminary discussion of their request. This requested use falls under the use called "Cartage". Cartage is currently allowed only in I1 and I2 zoning districts. Corrigan Oil is located at Cone road and US23 interchange. This is zoned C2. Chairman Schauer is proposing to amend the ordinance to allow Cartage in C2 as a special use. Clean Tech is requesting to lease part of Corrigan's property to park approximately 150 semi-trailers. The use of "switchers" to move trailers from the lot to Dundee is of concern due to them moving at slow traffic speeds. Schauer presented the proposed ordinance amendment and the initial special use presentation. Schauer made a proposal to conduct a public hearing at the April PC meeting in order to obtain public comment regarding adding Cartage use to the C2 zoning district as a special use. Bob seconded. Motion passed 5 eye and 0 nay.

**- Comments from the Commission members:** Cheryl Majors asked that any emails from Chairman Schauer to the attorney have the pc members cc'd in order to keep everyone informed.

**- Public Comment ( 5 minutes per person):** The only comment was regarding the extent of the duties of our planner. Chairman Schauer explained that she had been hired by the Township Board to help with all planning related issues.

**- Next Meeting: April 11, 2023**

**- Adjournment: Motion to adjourn made by Bob at 8:30 pm**

**Meetings will be audio recorded and available on zoom.**