

MILAN TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

for
May 9, 2023 at 7:00 p.m.

Draft

At 7:00 pm the Milan Twp Planning Commission meeting was called to Order with the Pledge of Allegiance. Roll Call and Determination of a Quorum: All were present except Matt Walline. Lucie Fortin was also in attendance.

Adoption of the Agenda: Chairman Schauer suggested adding a discussion regarding the LSES proposed ordinance amendments. Cheryl motioned to add this to the agenda. Pat seconded. Motion passed 4 yea, 0 nay.

Presentation of April 11, 2023 meeting minutes: Cheryl had a few questions regarding statements in the draft meeting minutes, which were discussed and resolved. The minutes were modified to clarify a reference to Part 125. It was agreed to revise “..Part 125 of the state regulations.” to “.. Part 125 State of Michigan Campground regulations.” Motion to approve the modified April 11, 2023 meeting minutes was made by Cheryl and seconded by Pat. Motion passed 4 yea, 0 nay.

Reports:

- Report from the Chairman: Schauer welcomed Nick Straub to the Planning Commission. He replaced Bob Dopkowski as the Twp Board’s representative.
- Report from Township Board member: Trash day was a success with 85 loads and over \$300 in donations.

Public Comment: There were numerous questions regarding the proposed Cone road cartage/trucking facility.

- Chairman Schauer announced that due to issues at the newspaper, the ordinance amendments, adopting the trucking use in C2 and camping as an accessory use, were not published. Therefore, these amendments are not in effect. The Township Board will readopt the amendments at their meeting on the 11th and they will be published on the 16th with a May 23rd effective date. Therefore, the two public hearings scheduled for this meeting will be unofficial discussions.
- There was general agreement to reschedule the public hearing to receive public comment regarding the Special Use request to have trailer parking at Corrigan Oil’s facility to June 6th prior to the Twp Board's June 8th meeting. Schauer began the discussion by responding to the various questions from the public comments.
 - Regarding the number of trucks coming and going per day: It is estimated that there will be approximately 50 – 60 trucks using Ann Arbor road each day.
 - Regarding hours of operation: Currently it has been proposed to limit the hours of operation from 7 am to 9 pm. However, that may be modified during the discussion of the special use and site plan. Stacey, of Corrigan Oil, will determine the needed hours of operation.
 - Regarding the building currently onsite. The PC will require that the current building will be either rebuilt or removed.
 - Regarding Ann Arbor road traffic and the slow speeds of the switchers that will be transporting the trailers. It was mentioned that the switchers travel at about 40 - 45 mph on Ann Arbor road. Schauer mentioned that there is no minimum speed for that road. However, he will confirm that with MDOT.
 - Regarding what will be stored in the trailers. Stacey will determine what will be stored in the trailers.
 - Cheryl had a question regarding the routes that the trailers would be using. It was clarified that the routes would be on/off of US23 at Cone Road to Corrigan’s property; from there down/back on Ann Arbor road to Clean Tech in Dundee.

- Lucie Fortin presented and summarized her report regarding Corrigan's special use request and site plan. Her report recommended the approval of Corrigan's special use request with the following conditions:
 - A landscaping buffer be added along the east side of the property to screen the view of the parking area from the adjacent property, which is in agricultural and residential use.
 - Limit the hours of operation from 7:00 am to 9:00 pm to limit noise impact.
 - Truck traffic will not use Cone road to the east of their facility.
- Lucie Fortin summarized her report regarding Corrigan's site plan. Her report recommended tabling the site plan until the applicant can submit a complete package in accordance with Article 11 of the MTZO.

At 7:46 Schauer closed the discussion regarding Corrigan's special use request and site plan.

Schauer opened the discussion regarding the Special Use request to have tent camping at Get Away Bay as a preliminary discussion due to the camping ordinance amendment not being published. Schauer explained that a special use approval was required in order to allow camping at a commercial recreational facility. He also mentioned that our Twp ordinance enforcement officer would be responsible to enforce the ordinances as well as any special use conditions at the facility. Other issues would be handled by either the police or emergency services.

Schauer presented an updated special use document from Matt Kerry of Get Away Bay. Schauer noted that the 39 acres are actually two properties with the larger parcel with the lake being zoned C1 while the smaller wooded area is zoned Ag1. Mr. Kerry indicated that he would be combining the properties and zoning all of it as C1. This does not affect the approval of the camping use since camping is allowed in both C1 and Ag1.

Lucie Fortin presented and summarized her report regarding Mr. Kerry's special use request and site plan. Her report recommended the approval of Mr. Kerry's special use request with a recommendation to combine the two properties and rezone to C1. Her report recommended tabling his site plan until he can submit a complete site plan package.

Unfinished Business

At 8:05, Schauer began the discussion regarding the LSES proposed ordinance amendments. He presented the last version of the Solar Ord with Draft Revisions 20Feb2023 document. This 3 column document shows the current solar ordinance in column 1, the proposed revised text in column 2 and the date of the revisions in column 3. A discussion of each of the amendments was held until 9:10 pm. Reference the work document, Solar Ord with Draft Revisions 09May2023 for the updated version of the amendments.

New Business

- None

Comments from the Commission members: There was general agreement to also have our regular meeting on June 13th in addition to the special meeting on the 6th.

Public Comment: There were no comments from the public.

Next Meeting: June 6, 2023 to be held as a special meeting in order to conduct 2 public hearings and 2 site plan reviews.

Adjournment at 9:17 pm.

Meetings will be audio recorded and available on zoom.