

MILAN TOWNSHIP PLANNING COMMISSION

DRAFT MEETING MINUTES

for

August 8, 2023 at 7:00 p.m.

In the Milan Township Hall

Call to Order AT 7:00 pm with the Pledge of Allegiance

Roll Call and Determination of a Quorum: All present, including Lucie Fortin.

Adoption of the Agenda: Chairman Schauer moved to adopt the agenda as presented. Cheryl seconded the motion. The motion passed 5 yea, 0 nay to accept the agenda.

Approval of July 11, 2023 meeting minutes: Schauer made a motion to accept the July 11, 2023 meeting minutes as presented, Matt seconded. Motion passed 5 yea, 0 nay.

Reports: Report

- Report from the Chairman: No report.
- Report from Township Board member: Stated that the Twp had requested bids for various Twp Hall repairs and improvements.

Public Comment: There was a question regarding the Corrigan site plan. Schauer explained the site plan process and that only a conceptual site plan is required with a Special Use request.

Unfinished Business

Discussion of Corrigan's Special Use request: Schauer opened the discussion describing the Special Use Approval process. The Special Use request is not project specific because once a property is approved for a "use category", such as Cartage or trucking, then any project within that "use category" may be permitted pending site plan approval. A "use category" may be designated as requiring special approval because not all areas of a zoning district may be appropriate for that category of use. This allows the Township the ability to allow or deny that category of use depending on characteristics of the specific property. Because a "use category" may have potentially undesirable impacts on the property or neighborhood, the Special Use Approval process allows the Twp to impose restrictions or conditions on that use that would mitigate the undesirable effects. These undesirable effects are generally not specifically addressed by the zoning ordinances, such as late night hours of operation, excessive road damage, residential uses within the zoning district or other issues. A conceptual site plan for the generic use is required to be submitted with the Special Use request.

Upon approval of a special "use category", the property owner may propose any project within that category of use. At that time, a site plan project review would begin in order to ensure compliance with all of the Special use conditions and zoning ordinances. As with any project, whether a permitted use or special use, the applicant must demonstrate that the project will comply with Twp zoning ordinances and special conditions.

There was a discussion regarding the "Statement of Opinion" contained in the Special Use application. Lucie, our planner, recommended that that should be removed and only the Statement of Facts, the Imposed Conditions and the PC motion should be included. Schauer agreed to revise the document.

There was a discussion of the various Imposed Conditions that should be included. Schauer agreed to rewrite the conditions, submit them to the PC members and the applicant as soon as possible. It was agreed that the

PC members would endeavor to propose any additional conditions, which would be discussed at our next meeting.

The following are the conditions discussed during the meeting:

- Any cartage or trucking project will not use the unpaved portions of Cone Road.
- Normal hours of operation shall be limited to 7:00 am to 9:00 pm.
- Property lighting shall utilize downward lighting; commonly known as Night Sky lighting.
- Unused or buildings in disrepair shall be removed or refurbished within one year of the Special Use approval.
- Landscape buffer type C shall be added to the east side of the property to screen the view of the cartage/trucking project from the adjacent east property, which is currently in agricultural and residential use.
- The Twp PC may require, during the site plan review, impact studies, such as for traffic, noise or light.

Additional conditions or revisions to the above will be discussed at the September PC meeting.

Schauer recommended tabling this request until the September PC meeting in order for the PC member's time to consider this request. There was general agreement to continue this at the September meeting.

Due to the late time, Schauer suggested and there was general agreement to postpone the discussion of the LSES ordinance amendments until the September meeting.

Schauer reiterated that the amendments would be presented in a draft format for a final review prior to scheduling a public hearing.

Comments from the PC members: It was suggested that prior to the PC meetings, the meeting documents should be printed out and made available at the Twp Hall. Schauer and Amanda agreed that this could be done.

Public Comment: There were a few brief comments.

Due to a PC member attendance conflict, it was suggested that we hold our September meeting on either the 5th or 7th. Schauer will check with the PC members and post the new meeting time.

Next Meeting: September 5, 2023

Adjournment at 9:03 pm