

MILAN TOWNSHIP
Planning Commission
16444 Cone Rd.
Milan, Michigan 48160

January 9, 2024

To: Milan Township Board

Subject: Regular Meeting Schedule for the Township Planning Commission

At the Milan Twp Planning Commission meeting held on January 9, 2024, a motion was duly made and approved to recommend that the Township Board approve the proposed schedule for the regular meetings for the Milan Township Planning Commission for 2024.

The Milan Township Planning Commission will meet on the dates listed below. All meetings will begin at 7:00 pm at the Township Hall.

Planning Commission regularly scheduled meeting dates for 2024:

- January 9, 2024
- February 13, 2024
- March 12, 2024
- April 9, 2024
- May 14, 2024
- June 11, 2024
- July 9, 2024
- August 13, 202
- September 10, 2024
- October 8, 2024
- November 12, 202
- December 10, 2024

Please approve the above meeting dates and post the notice detailing the Planning Commission meeting dates on the Township website.

Chairman, Milan Township Planning Commission

**MILAN TOWNSHIP PLANNING COMMISSION
SUMMARY
OF THE
2023 MEETING MINUTES**

January 10, 2023

- The final draft of the proposed ordinance amendment to remove AG1 & AG2 from 13.27 LSES ordinance was presented.
- A discussion of a proposed new General Law ordinance to provide guidelines for ordinance enforcement. The ordinance would provide guidelines and procedures for enforcing and resolving ordinance infractions.

February 7, 2023

- A Public Hearing was opened regarding the adoption of an amendment to the MTZ Ordinance that will repeal Article 13.27 and replace it with a new article that restricts Large Solar Energy Systems to the Industrial zoning districts. A motion was made to recommend that the Twp Board adopt the ordinance amendment that only allows Large Solar Energy Systems in the Industrial zoning districts. **The motion to limit LSES to the I1 and I2 zoning districts passed with 3 aye and 2 nay.**
- A discussion of proposed ordinance amendments to Articles 5 and 13.07 that will allow and regulate camping. It was recommended that camping be allowed in commercial recreational facilities as an accessory use and that camping be added to 13.07.3.

March 14, 2023

- A public Hearing regarding the proposed amendments to allow and regulate camping. The intent of the amendment is to allow tent camping as an accessory use in commercial recreational facilities and to add specific regulations for this use. A motion was approved to table the request to amend the ordinance.
- There was a discussion of a request from Corrigan Oil to allow the parking of truck trailers on their property at Cone road. Clean Tech is requesting to lease part of Corrigan's property to park approximately 150 semi-trailers.

April 11, 2023

- A public hearing to receive public comment regarding the adoption of an amendment to the MTZ Ordinance that will allow "Cartage" use in the C-2 zoning district as a special use. **A motion was made to recommend Trucking, freight and Cartage use in the C2 zoning district as a special use on properties that are 10 acres or larger; motion passed 5 aye and 0 nay.**
- A discussion of proposed ordinance amendments to Articles 5 and 13.07 that will allow and regulate camping was continued from the previous meeting. **A motion was made to recommend tent camping as a accessory use in commercial recreational facilities and changes to Article 13.07 to regulate tent camping; motion passed 4 aye, 1 nay.**

MAY 9, 2023

- Due to newspaper publication issues, the ordinance amendments for Cartage in C2 and for tent camping were not in affect. Therefore, the public hearings to consider the Cartage special use request and the tent camping special use request were postponed until the June meeting. There were informal discussions regarding these matters.
- A discussion regarding the LSES ordinance amendments was held to obtain preliminary agreements.

June 6, 2023

- A public hearing was held to receive public comment for the Special Use request to have trailer parking at Corrigan's property on Cone Road. There was general agreement to table this special use request until the July meeting because the site plan is not ready for discussion.
- A public hearing was held regarding allowing tent camping at Get Away Bay. **A motion was made to recommend approval of the Special Use request to allow tent camping at Get Away Bay contingent upon Mr. Kerry combining the two parcels; motion passed 3 yea, 2 nay.**
- A site plan for Get Away Bay was presented. There was a general discussion of the site plan.
- **A motion was made to recommend that the Township Board approve the Get Away Bay site plan to add tent camping pending fulfillment of the additional site plan requirements. Motion failed. The PC would like a complete site plan prior to approval.**

June 13, 2023

Amendments to the LSES ordinance were discussed.

July 11, 2023

- Discussion of Corrigan's Special Use request began with an update on their progress and informed us that they are looking to other trucking projects in place of the Clean Tech project. It was discussed and confirmed that site plans have to be approved if there are any changes to the nature of the project use including if the lessee of the use changes. There was general agreement to continue discussion of the special use request at the August meeting.
- Amendments to the LSES ordinance were discussed.

August 8, 2023

There was a discussion of Corrigan's Special Use request and of the various Imposed Conditions that should be included. There was general agreement to continue this discussion at the September meeting.

September 5, 2023

- A discussion was held with our engineer regarding the Corrigan special use request and the issues preventing its adoption. It was recommended that our engineer should meet with the Corrigan applicant in order to help with the formulation of their request and to table this request until the applicant is ready.
- Review of the final amendments to the LSES ordinance began by reading the draft LSES ordinance, in order to finalize each amendment.

October 10, 2023

- Semi-final review of the amendments to the LSES ordinance continued from the last meeting by reading the draft LSES ordinance. The purpose of this reading is to finalize each amendment. Copies would be sent to our attorney and professional engineer for review and comment.

November 14, 2023 – No meeting due to lack of a quorum.

December 12, 2023

The PC reviewed the amendments to the LSES ordinance. A public hearing will be scheduled in 2024 pending the advice from the Twp attorney regarding the affect that the new state laws for renewable energy projects will have on our LSES ordinance and amendments.

Chairman Schauer retired from the PC at the end of December, after serving 35 years on the PC.

Anticipate PC activities during 2024:

- Review of the Special Use request and site plans for cartage use on the Corrigan property;
- Adoption of the amendments to the LSES ordinance;
- Revision to the Solar Energy ordinance to make it compatible to the state renewable project laws;
- Adoption of a Wind Energy ordinance;
- Review and update of the Twp Master Plan;
- Review of the Special Use request and site plans for tent camping at Get Away Bay.

John Schauer

Chairman, Milan Twp Planning Commission

Submitted: December 29, 2023