

# MILAN TOWNSHIP PLANNING COMMISSION

## 2016 YEAR END SUMMARY

January 3, 2017

The Milan Township Planning Commission held 10 meetings, which included 2 Public Hearings during 2016. There were 3 months in which there were no Planning Commission meetings. Below is a summary of significant events covered during 2016.

The meetings for January, March, and November were canceled due to lack of a quorum.

The February public hearing for Holman Inc. request to change the zoning classification for their property located on Oelke Road from AG to I-2. Parcel numbers are 5811-036-003-00 & 004-00.

A discussion of this request determined that: These parcels are currently being used for farming;

These parcels are adjacent to other parcels owned by Holman which are currently zoned I-2;

The current future land use map shows that the future zoning of these parcels should be I-2; and

These parcels are suitable for all permitted uses listed for I-2 zoning districts.

Public comment consisted of concerns with truck noise, property values and possible tax revenues for the township.

Chairman Schauer made a motion to send Holman's request for a zoning change from AG to I-2, for the above properties, to the Township Board with a recommendation for approval. The motion passed with 3 yea and 1 nay.

Also discussed at the February Public Hearing for the Ann Arbor Railroad's request for Special Use Approval for outdoor storage on the property located South of Oelke Road and East of Dundee-Azalia roads. This location has pending I-2 zoning. A discussion of this request determined that: This property is owned by Holman Inc. and leased by the Ann Arbor Railroad; The Planning Commission has requested the Township Board approve rezoning of these parcels from AG to I-2; These parcels are adjacent to other parcels owned by Holman which are currently zoned I-2; Other parcels across Oelke Road are currently used for farming;

These parcels are suitable for all permitted uses listed for I-2 zoning districts; The proposed use is for outdoor storage of oil/gas pipes prior to their transport to other locations; The proposed storage area is screened by an existing berm. No additional public comment was voiced.

A motion was made to send Ann Arbor Railroad's request for Special Use Approval for outdoor storage, on the property located South of Oelke Road and East of Dundee-Azalia roads, to the Township Board with a recommendation for approval. The motion passed with 3 yea and 1 nay.

The April meeting discussed the Summary of Application Procedures. This summary details the process from the request for an application through the final approval for each type of application that the Twp offers. A motion was made to approve the Summary. Motion passed 3/0.

A detailed list of ordinance changes since 2008 was presented as a reference to each member. In addition, a list of Frequently Asked Questions was handed out for reference and to use during the upcoming Ordinance review.

Ordinance and Zoning Map Review, Per State requirement, the Milan Twp Zoning Ordinances are required on a regular basis. This process has begun with the April 21st meeting with a review of the Zoning Map.

The April 21<sup>st</sup> meeting had a general discussion of Ordinances and Zoning Map. There was agreement that all TRO districts should be eliminated and that I-2 should extend to Oelke Road. Cell Tower ordinance appears reasonable with no changes. Land Division process appears to be working.

The May meeting discussed general items and strategy for reviewing the Zoning Ordinance.

The June meeting discussed issues concerning discussion Building Inspections and fence reviews. There was a general discussion regarding easements and their ability to provide access to land locked properties. There was a general discussion regarding site plan rules and enforcement issues. There was a general discussion regarding the fence ordinance. It was agreed to require a fence permit. The Zoning Ordinance for fences should be clarified to be more specific.

The July meeting reviewed the use of shipping containers as accessory buildings. It was agreed that we have no regulations regarding the type of structures used for accessory buildings. It was agreed that semi-trailers should not be used due their lack of ruggedness. General questions were raised: Do we need a definition of non-foundational buildings? What is a building versus a shed? Our main goal is to prevent blight.

There was also a general discussion regarding General Law 15 Circus, Carnival or Musical Concert Ordinance. There was general agreement that Section 17 regarding alcohol was excessively restrictive.

The August public hearing reviewed the proposed changes to the General Law 15 Ordinance. Changes included changing section 17 to allow non-controlled substances at events. Chairman Schauer made a motion to recommend approval, by the Twp Board, of the changes as shown in the draft copy. Motion was approved with 3 yea and 0 nay. There was a discussion to move the Planning Commission meetings from the 3rd Thursday of the month to the first Tuesday. There was general agreement. The change will begin with the October meeting.

The September meeting discussed the need to have a site plan whenever a Special Use is requested. It appeared to be a reasonable requirement. There was a discussion as to how to proceed with the ordinance reviews. It was suggested that we review the Blight, Noise and Fireworks ordinances.

The October meeting discussed and agreed that moving a boundary between two adjacent properties is not considered a land split since no new additional properties is created. A paragraph should be added to section 6.03 to specify that the boundary change does not count against the lot split limitations.

The December meeting discussed various Ordinance issues: Animal restrictions: an issue with the restriction variances between horses, cows, sheep, goats and pigs was discussed. Requiring 5 acres for 1 goat or sheep is to restrictive since only 1.5 acres is required for a horse. There was general agreement to redo the restrictions. A proposal will be presented at a later time.

Marijuana issues: Marijuana rules from Ann Arbor will be reviewed at a later meeting.

Airport Special Use requirements: A discussion of the Airport ownership transfer requiring a Special Use approval. Special Use applications also require site plan reviews and documents.

Wind and Solar issues: A general discussion resulted in agreement that we would like to have and support solar farms. No ordinance issues are needed at this time.

Expectations for 2017 include updating the printed copy of the Zoning Ordinances and Zoning Map.

Submitted by:

*John F. Schauer*

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Planning Commission, Chairman