

Montrose Township

Planning Commission
Meeting Minutes
Thursday, March 2, 2023
6:00 PM

Chairman Harry Powell called the meeting to order at 6:00 PM.

The pledge of allegiance was recited.

Roll Call: Present: H. Powell, T. Tithof, D. Badgley, D. Wilson, J. Boettger

Absent: C. Wysocki

Staff Present: Bill McIlmurray - Building Official

Meeting Minutes – A **Motion** was made by T. Tithof, to accept the meeting minutes from 2/2/23 as presented, with support given by B. Stroup 6-0 motion carried.

Approval of Meeting Agenda: Motion to approve as presented by Tom Tithof, supported by Dave Badgley All in favor 6-0

Public Comments on Agenda Items Only: - Jim Coon 9322 Sheridan Road, New Lothrop, MI (Montrose twp.) He shared some information he feels would make a future solar or wind project more acceptable to residents.

New Business- Public Hearing – Special Land Use – Home Occupation Request – Nicole Jenrow, 11272 W. Frances Road, Flushing, MI 48433 13-32-300-012 is requesting a Home Occupation Permit that would allow for a Photography studio located within the primary residence. **Motion** to postpone the hearing until 4/6/23 (as per the request of Nicole Jenrow) made by T. Tithof supported by D. Badgley. All in favor 6-0. Letters of opposition will be considered at the 4/6/23 meeting.

Old Business- Input discussion on Commercial solar Energy Systems – Solar Farm and Wind Energy Systems. The Commission discussed the ordinance including setbacks and landscaping. There was a discussion between the board and Jennifer Stewart from the Spicer Group regarding the revised ordinance that was originally presented. They went over each of the proposed changes and amendments such as setbacks, fencing, trees and landscaping, and noise. Steve Rowley a resident of Hazelton Township shared that his friend lives close to the solar farm on M-13 and the noise is a problem, when the inverters kick on, he can hear the noise inside the home. He suggested a sound barrier as a requirement of the ordinance. The changes will be added and the ordinance turned in for approval. The Township Board can adopt the ordinance at the May 16, 2023 meeting. **Motion** by T. Tithof to hold a public hearing on the Commercial Solar Energy System ordinance on April 6, 2023, supported by D. Badgley all in favor 6-0.

Public Comments – Jim Coon 9322 Sheridan Road, New Lothrop, MI wants to make sure the ordinance does state no barbed wire fencing should be used to keep the aesthetics of the property. He also suggested adding that all the landscaping be put in place before any solar equipment is added.

Rex Wheeler 11063 Easton Road, New Lothrop, MI does not want a large-scale Solar Farm near his property and he will fight against the Township to stop it from happening. He feels the Commission did

not listen to the survey of the people that the percentages show that this community does not want solar energy.

Adjournment

A **Motion** was made by T. Tithof to adjourn the meeting at 9:14 pm, supported by B. Stroup. Motion Carries 6-0

The next regularly scheduled meeting will be held on Thursday, April 6, 2023, at 6 pm.

Respectfully,

P. Coomer-Recording Secretary