

Montrose Township

Planning Commission
Meeting Minutes
Thursday, June 1, 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: Harry Powell, Bill Stroup, Tom Tithof, Dave Wilson, Dave Badgley, and Joe Boettger

Absent: Chad Wysocki

Staff Present: Bill McIlmurray - Building Official

Meeting Minutes – A **Motion** was made by Joe Boettger, supported by Tom Tithof to accept the meeting minutes from 5/4//23 as presented. 5-0 vote, motion carried. Joe Boettger abstained.

Approval of Meeting Agenda: Motion to approve as presented by Bill Stroup, supported by Dave Badgley and All members in favor.

Public Comments on Agenda Items Only: - None

New Business- Public Hearing - Home Occupation Request – Robert Lake, 7390 W. Dodge Rd. is requesting a Home Occupation Permit that would allow for a Home Office located within the primary residence under the home office of a professional person that meets the standards listed in division (C) of section 153.366. Mr. Robert Lake and attorney Craig Fiederlein were present for the request. Members of the board had questions and concerns as to any spoils being brought back to the property. R. Lake assured the commission that there will be no spoils being brought back to the property. Other concerns of the planning commission members were the parking of the commercial bucket truck and chipping equipment. C. Fiederlein explained to the members that Mr. Lake was granted a variance by the Zoning Board of Appeals to allow the parking of the truck and chipping equipment located at 7370 W. Dodge Rd, Montrose, MI. A motion by Tom Tithof, supported by Dave Wilson to approve the In- home Occupation request subject to the building department recommendations. Motion Carried 6-0 Vote.

Public Hearing- Special Land Use Request- Sara Lake is requesting a Special Land Use Permit to operate a commercial dog kennel located at 7300 W. Dodge Rd, PID 13-25-300-022, under section 153.052(N) of the Montrose Twp. zoning ordinance. Mrs. Sara Lake and attorney Craig Fiederlein were present for the request. Members of the board had concerns as to the size of the kennel areas where the animals will be kept, set back distances from neighboring properties, parking areas, signage, and driveway requirements. A motion was made by Dave Badgley, supported by Tom Tithof, to postpone the request until the next regularly scheduled meeting dated 7/6/2023, and provide to the Planning Commission, a scaled site plan showing all buildings on the property and setback distances from all neighboring properties and dwellings. Motion Carried, 6-0 Vote.

Public Hearing- Adoption of the Wind Energy Ordinance- A recommendation to the Township Board of Trustees. A motion by Bill Stroup, supported by Tom Tithof, to recommend to the Townships Board of Trustees, the adoption of the Wind Energy Conservation Systems as presented. Motion Carried, 5-1 vote.

Public Hearing- An ordinance to enact a moratorium on the acceptance of applications, permits, or other requests for the construction or operation of any/all landfill development within the Charter Township of Montrose, hereby suspending ordinances permitting the same and providing for the penalties for violations thereof. A motion by Dave Badgley, supported by Bill Stroup, to recommend to the Townships Board of Trustees, an ordinance to enact a moratorium on the acceptance of applications, permits, or other requests for the construction or operation of any/all landfill development within the Charter Township of Montrose, hereby suspending ordinances permitting the same and providing for the penalties for violations thereof. Motion carried, 6-0 Vote

Old Business- None

Public Comments -

Steve Shaski, 7342 W. Dodge Rd, Montrose, MI, spoke in opposition to the commercial kennel request.

Vicki Wilson, 7247 W. Dodge Rd, Montrose, MI, spoke in opposition to the commercial kennel request.

Trisha Haiss, 7330 W. Dodge Rd, Montrose, MI, spoke in opposition to the commercial kennel request.

Leo Henige, 7266 W. Dodge Rd, Montrose, MI, spoke in opposition to the commercial kennel request.

Michelle Henige, 7266 W. Dodge Rd, Montrose, MI, spoke in opposition to the commercial kennel request.

Michael Kosloski 8193 Williams, Montrose, MI, spoke in support of the commercial kennel request.

Joy Borey, 7352 W. Dodge Rd, Montrose, MI, spoke in support of the commercial kennel request.

Linda Smith, 7510 W. Dodge Rd, Montrose, MI, spoke in support of the commercial kennel request.

Michael Hoadley, 7305 W. Dodge Rd, Montrose, MI, spoke in opposition to the commercial kennel request.

Steve Hoadley, 7305 W. Dodge Rd, Montrose, MI, spoke in opposition to the commercial kennel request.

Adjournment

A **Motion** was made by B. Stroup to adjourn the meeting at 7:553 pm, supported by T. Tithof. Meeting adjourned.

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

Respectfully,

William McMurray - Recording Secretary