

Montrose Township

Planning Commission
Meeting Minutes
Thursday, July 6, 2023
6:00 PM

Chairman Harry Powell called the meeting to order at 6:05 PM.

The pledge of allegiance was recited.

Roll Call: Present: Harry Powell, Tom Tithof, Dave Wilson, and Joe Boettger

Absent: Bill Stroup, Dave Badgley, and Chad Wysocki

Staff Present: Bill McIlmurray - Building Official

Meeting Minutes – A **Motion** was made by T. Tithof, supported by J. Boettger to accept the meeting minutes from 6/1/23 as presented. 4-0 vote, motion carried.

Approval of Meeting Agenda: **Motion** to approve as presented by T. Tithof, supported by J. Boettger and All members in favor.

Public Comments on Agenda Items Only: - Michelle Henige, 7266 W. Dodge Road, Montrose is opposed to the approval of a commercial dog kennel. She read a statement from her attorney. Linda Smith 7510 W. Dodge Road, Montrose is opposed as well, she questioned the number of dogs that could be housed in each kennel and the plan to dispose of the waste. Trisha Haiss 7330 W. Dodge Road, Montrose is opposed as well due to the health of her family with the noise and amount of dust this will cause.

New Business- Public Hearing - Temporary Use Request - 9270 N. Nichols Rd.

Justin and Monique Helmreich, 9270 N. Nichols Rd., are requesting a temporary land use permit to excavate a pond on their property. Parcel number 13-33-100-023, in Section 33, between W. Frances and W. Dodge Rd's., being 7.30 acres. The proposed pond is to be 80' x 80' -14 feet deep with all material remaining on site. M. Helmreich 9270 N. Nichols Road addressed the board with her plans and a representative from Schlicht Ponds, David Lash was also available for any questions. A **Motion** to approve the request was made by Tom Tithof support given by J. Boettger. 4-0 Vote, motion passed.

John Ebenhoeh, the owner of parcel # 13-26-100-009, is requesting a review of approval or denial of Farmland Preservation and Open Space part 361 of the Natural Resources and Environmental Protection Act, 194 Act 451 as amended, more commonly known as PA 116.

S. Schlicht represented Mr. Ebenhoeh and addressed the board. He explained what the request was for, it will be forwarded to the State of Michigan no matter if it is approved or denied by the Planning Commission. A Motion was made by T. Tithof to approve the motion and supported by J. Boettger. Roll Call – H. Powell (Y), T. Tithof (Y), D. Wilson (N), J. Boettger (Y). 3-1 Motion failed; majority vote needed.

Old Business- Public Hearing- Special Land Use Request- Sara Lake 7390 W. Dodge Road, Montrose 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. Attorney for Sara Lake, Joshua Bissoon-Dath 302 E. Court Street, Flint MI 48502 spoke in regard to public comments about the number of kennels and said that there is a waste disposal plan that has been submitted to Genesee County Animal Control. He said that the Special Land Use and the Home Occupation Ordinance are for different purposes and his client is not trying to obtain a Home Occupation but a Special Land Use which their request does fit. A **Motion** was made by T. Tithof to deny the request for the Special Land use request located at 7300 W. Dodge Rd, Montrose, MI based on section 153.366(C) (1) of the Montrose Twp. zoning ordinance. Home occupations shall be limited to the applicant and other family members who legally reside in the residence. Supported by J. Boettger. Roll Call – H. Powell (Y), T. Tithof (Y), D. Wilson (Y), J. Boettger (Y) 4-0 Vote.

Other Business: S. Schlicht 13220 N. Duffield Rd, Montrose (Montrose Township Clerk) He made the Commission aware that there has been a Notice of Intent to file a referendum against the approval of the Solar Ordinance. The moratorium on any new landfills in the Township was also discussed.

Public Comments – None

Adjournment

A **Motion** was made by J. Boettger to adjourn the meeting at 6:55 pm, supported by D. Wilson. Meeting adjourned.

The next regularly scheduled meeting will be held on Thursday, August 3, 2023, at 6 pm.

Respectfully,

P. Coomer - Recording Secretary