

# Montrose Township

Planning Commission

Meeting Minutes

Thursday, September 7, 2023

6:00 PM

Chairman Harry Powell called the meeting to order at 6:02 PM.

The pledge of allegiance was recited.

**Roll Call:** Present: Harry Powell, Tom Tithof, Dave Badgley, Joe Boettger, Dave Wilson-Late at 6:14.

**Absent:** Chad Wysocki, Bill Stroup

**Staff Present:** Bill McIlmurray - Building Official

**Meeting Minutes – A Motion** to approve meeting minutes for 8/3/23 made by T. Tithof supported by d. Badgley – All in favor, Motion Carries

**Approval of Meeting Agenda;** A motion was made to approve the minutes as presented by T. Tithof, supported by D. Badgley. All members are in favor, Motion Carries

**Public Comments on Agenda Items Only:** - Michelle Henige 7266 Dodge Rd, Montrose. States she is in favor of the moratorium on the Commercial Kennels and Home Occupation. Does not feel that a kennel would be a good fit in the resident farm district she lives in. Tricia Haiss Dodge Road agrees with Michelle Henige. Vicky Wilson 7247 Dodge Rd, Montrose in agreement with the moratorium and does not want the approval of a commercial kennel. Sara Lake 7390 Dodge Road, Montrose would like the new ordinance to have grooming separate from Boarding for possible future use. She recommends that the new ordinance also has a cap on the number of dogs allowed at a kennel. Steve Hoadley 7330 & 7305 Dodge Rd, Montrose feels that the traffic has already increased on the road due to the prospect of the kennel, and people driving down there all hours of the night.

**New Business- Public Hearing-** Special Land Use Permit for a proposed flag lot parcel split for the property located at 13358 Sheridan Rd. The existing 37.48-acre parcel with 617 feet of frontage is located in Section 07, on the East side of Sheridan Road, between Farrand and Lake Roads. The parcel is known as parcel number 13-07-100-021 and is located in an RF, Residential Farms Zoning District. The proposed Special Land Use Permit, under Sections 153.215 through 153.219 and Item (X) of the zoning ordinances would allow the existing parcel to be split into 3 parcels allowing the Third parcel to have a minimum of 33 feet of road frontage as allowed by the ordinance. Joel Fernandez 13358 Sheridan Rd was in attendance to represent the request. Bill McIlmurray said that Mr. Fernandez has been in front of the Zoning Board of Appeals for a variance. Tom Tithof had some questions regarding where the house would be built and where the pole barn would be placed. A Motion was made by D. Badgley to support the special land use permit for the proposed flag lot parcel 13-07-100-021 subject to the building department requirements, supported by T. Tithof. Roll call – D.

Wilson (y), J. Boettger (y), H. Powell (y), T. Tithof (y). D. Badgley (y), motion passed. 5-0 Vote.

**Public Hearing-** An Ordinance amending Ordinances 153.219 (Z) and 153.366, Commercial Kennels and Home Occupations, to enact a moratorium on the acceptance of applications for and granting of permits for Commercial Dog Kennels until such time as the ordinance(s) may be amended to facilitate the needs and health, safety, and welfare of the residents of Montrose Township.

A **Motion** recommending enacting a moratorium on the acceptance of applications for and granting of permits for Commercial Dog Kennels was made by J. Boettger, supported by D. Wilson. Roll call – H. Powell (y), T. Tithof (y), D. Wilson (y), J. Boettger (y), D. Badgley (y). Motion passed. 5-0 Vote

**Old Business-** Postponed from 8/3/2023 -Public Hearing- Temporary Use Request 14466 Duffield Rd. Michael Renner of 14466 Duffield Rd., is requesting a temporary land use permit to excavate a pond on the property. Parcel number 13-05-100-007, in Section 05, between Lake and Willard Rd's., being 2.55 acres. The proposed pond is to be 80' x 120' -15 feet deep with all material remaining on site. Michael Renner 14466 Duffield Road, was in attendance to represent the request. There were some questions about who would be digging the pond. T. Tithof made a Motion to approve the request for a Temporary Use Request for a pond subject to the recommendations of the building dept. supported by D. Wilson. Roll call – J. Boettger (y), D. Badgley (y), H. Powell (y), T. Tithof (y), D. Wilson (y). Motion passed. 5-0 Vote

**Other Business** – Discussion on Planning Commission by-laws draft language, meeting dates, etc. T. Tithof asked if C. Wysocki would be returning to meetings. We need to ask for his resignation so that we have members who are able to come to meetings and the public is fully represented.

**Public Comments** – James Coon 9322 Sheridan Road, New Lothrop MI thanks the Planning Commission for continuing to work on the solar ordinance to help protect the citizens. There was discussion about the resident wanting only 25% of the property available for solar farm development added into the new ordinance.

### **Adjournment**

A **Motion** was made by T. Tithof to adjourn the meeting at 7:20 p.m., supported by D. Badgley. All members present were in favor.

The next regularly scheduled meeting will be held on Thursday, October 5, 2023, at 6 pm.

Respectfully,

P. Coomer