

Montrose Township

Planning Commission
Meeting Minutes
August 8, 2024
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, L. Thorsby, D. Badgley, Tom Tithof, Ron Loafman, Joe Boettger

Absent: D. Wilson

Staff Present: Bill McIlmurray - Building Official

Meeting Minutes –Motion to approve the minutes from July 11, 2024, by R. Loafman, supported by T. Tithof, Motion passed

Approval of Meeting Agenda – Motion to approve meeting agenda by D. Badgley, supported by R. Loafman, Motion passed.

Public Comments on Agenda Items Only: - None

Unfinished Business - Temporary Use Request, Vacant Land - W. Vienna Rd, Glenn Powell of 12128 Glenmark Trail., is requesting a temporary land use permit to excavate a recreation pond on the property. Parcel number 13-22-100-054, in Section 22, between McKinley and Seymour Rd's., being 22.29 acres. The proposed pond is to be 3 acres in size and 20 feet deep or until water is present with all material being removed from the property. Note: The application will remain on the table until the applicant requests to be added to the agenda.

New Business-: Special Land Use Request. Rock Enterprises-Gary Kish -C/O Montrose Orchards Inc-Dan Hill is requesting Special Land Use approval under Section 153.256 and 153.257 of the Township's Zoning Ordinance. The Special Land Use approval would allow for the continued excavation and extraction of soil materials over the next two (2) years on property owned by Montrose Orchards Inc and would not be increasing the existing 4.4-acre pond. The property is zoned RS – Residential Suburban and is part of the 123-acre farm. Dan Hill 12473 Seymour Road, Montrose, MI 48457 presented his information to the commission.

Public Comments on Public Hearing:

Jack Powell 10270 Farrand Rd said he would like to know that Farrand Road is not a class A road and they should be taking trucks down M-57 and not Farrand Road. He would like the weight limits on signs and to have the truck drivers make sure their loads are secured so no gravel gets spilled out on the roads. He asked Harry Powell if he knows who we can contact to have the weight limit signs put up, he will see what he can do.

H. Powell asked mentioned that maybe a sign can be posted so drivers know which way to exit to get to M-57.

B. McIlmurray asked if any complaints had come in from the property owner across the street, there have not been any. Public hearing closed.

. A **Motion** to approve the request was made by D. Badgley to approve the request including the Building Dept. recommendations and amending recommendation #4 to say "if a verified complaint is received by the Township", recommendation #11 to say "a distance up to 250 feet". And adding #15, Install a directional sign at the public entrance and exit of the mining pit. Support R. Loafman. Roll call – J. Boettger (Y), R. Loafman (Y), D. Badgley (Y), L. Thorsby (Y), T. Tithof (Y), H. Powell (Y). Motion passed.

Other Business – **Input Discussion on Private and Commercial Dog Kennels.** The commission discussed different things that were researched regarding commercial and private kennels. They may consider 4 to 6 dogs private where 7 or more would be commercial and need to be zoned C1. There was a discussion that all kennels need to be commercial and only allowed in commercial zoning. There were questions asked by some of the public that were there.

There was also another discussion about a previously approved site plan. The site plan had changed due to a county regulation and they have been told to stop work until a new site plan was submitted. According to the members, the ordinance says no administration approval can be made, a whole new site plan must be turned in.

Public Comments – Rich Vandever, Meridian Survey talked to the commission about a previously approved site plan. The site plan had changed due to a county regulation and they have been told to stop work until a new site plan was submitted. According to the members the ordinance says no administration approval can be made, a whole new site plan must be turned in. B. McIlmurray was asked if he can allow them to continue work, he will reach out to the Township Attorney and see if they can lift the stop work order when the county permit comes in. Robert Lake 7300 Dodge, Montrose, MI 48457 wanted the commission and the neighbors to know that they will not be disappointed when his kennels open. His property will not cause any issues and he cares about his neighbors and his Township. Jack Powell 10270 Farrand Road, Montrose, MI would like to add that he would like law enforcement to patrol the area of Farrand and Seymour to enforce any trucks not following the signs. Gary Kish 10512 McKinley, Montrose, MI 48457. Just wanted to let the commission know when his permit is issued, he would like to restart his work.

Bill McIlmurray welcomed Lora Thorsby to the Commission.

Adjournment – **Motion** by H. Powell to adjourn the meeting at 8:18 pm. All in favor.

The next regularly scheduled meeting will be held on Thursday, September 5, 2024, at 6 pm.

Respectfully,
P. Coomer