

# Montrose Township

## Planning Commission

### Meeting Minutes

October 3, 2024  
6:00 PM

Vice Chairman Dave Badgley called the meeting to order at 6:05 PM.

The pledge of allegiance was recited.

**Roll Call:** Present: Laura Thorsby, Tom Tithof, Ron Loafman, Dave Wilson, and Dave Badgley

**Absent:** H. Powell and J. Boettger

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

**Meeting Minutes –Motion** to approve the minutes from September 5, 2024, by R. Loafman, supported by L. Thorsby. **Motion passed**

**Approval of Meeting Agenda—T.** Tithof **made a motion** to approve the meeting agenda, which was supported by R. Loafman. The **Motion passed.**

**Public Comments on Agenda Items Only:** - None

**Unfinished Business – Public Hearing:** **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 – Public Hearing:** **Revised Site Plan Request** under an approved Special Land Use. Gary Kish is requesting a Revised Site Plan approval of an approved Special Land Use for new and or used automobile sales including, towable trailers and heavy equipment on a parcel of land located at 7279 W. Vienna Rd, PID 13-24-100-012. Rich VanDever of Meridian Land Surveying presented the new site plan to the board regarding requests from the Genesee Co Drain Commission. Some of the commission members asked B. McIlmurray if the previous building department's recommendation is in effect. Mr. McIlmurray replied, yes L. **Thorsby** made a Motion to approve the request with the building department recommendations, supported by R. Loafman. Roll call – D. Wilson (y), D. Badgley (y), T. Tithof (y), R. Loafman (y), L. Thorsby (y). Motion passed.

Public Hearing: **Rezoning Request** - Gayle A. Wendling is requesting the re-zoning of a 160' x 275' section of parcel # 13-01-200-004, commonly known as 7163 Willard Rd, from Agricultural (AG) to Residential Farm (RF). The proposed zoning change would allow the property owner to place a single-family dwelling on the parcel of land. W. McIlmurray shared with the commission that at the last meeting, a motion was made to send the request to the Zoning Board of Appeals for review and a

decision, and the only action that the planning commission could take was to make a recommendation to the Township Board of Trustees to approve, or deny the request or, the planning commission could table or postpone the request for further discussion. Mr. McIlmurray recommended denying the request according to Zoning Ordinance section 153.200- One non-farm lot may be created in an AG (Agricultural) zoning district from a parent parcel. For such a lot, the standards of the RF (Residential Farm) zoning district shall apply. W. McIlmurray stated that Ms. Wendling has been in contact with the assessor and he has approved the split of the property. She is also working on obtaining a building permit through the building department. There were questions asked if a lot had been split off in the past under the same rules. Mr. McIlmurray stated the assessor had already researched the Genesee County database to make sure that was not the case. A **Motion** to recommend denial to Township board was made by T. Tithof, supported by L. Thorsby. Roll call – D. Wilson (y), R. Loafman (y), D. Badgley (y), L. Thorsby (y), T. Tithof (y). Motion passed.

**Other Business** – **Input Discussion on Private, Commercial Dog Kennels and the Solar Energy System Ordinance.** L. Thorsby shared that a committee was formed to review the Township ordinance. There are 5 points the committee will be reviewing to update the ordinance including, the definition of private and commercial kennels, allowing commercial kennels in an industrial-zoned district, amending the home occupation ordinance, combining several noise ordinances and the existing animal ordinance. D. Badgley asked if the committee could meet again before the next planning commission meeting to create the amended language in an ordinance format to present to the planning commission.

**Public Comments:** Dan Hill would like to thank Dave Badgley for being the chair of the meeting.

Adjournment – Motion to adjourn meeting 6:48 pm all in favor.

Respectfully,  
P. Coomer