

# Montrose Township

Planning Commission

Meeting Minutes

December 5, 2024

6:00 PM

The meeting was called to order at 6:00 PM.

The pledge of allegiance was recited.

**Roll Call:** Present: Harry Powell, Lora Thorsby, Jim Coon, Ron Loafman, Dave Wilson, Joe Boettger

**Absent:** D. Badgley

**Staff Present:** Steve Schlicht - Clerk

**Meeting Minutes –Motion** to approve the minutes from November 7, 2024, by R. Loafman, supported by J. Coon. **Motion passed**

**Approval of Meeting Agenda-** No Motion To approve the agenda

**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. R. Loafman motioned to have this remain on the table, supported by D. Wilson.

**New Business: Public Hearing-** **Temporary Use Request**, 10448 Farrand Rd. Debra Root of 10448 Farrand Rd. is requesting a temporary land use permit to excavate a pond on the property for recreational use. Parcel number 13-09-300-038, in Section 09, between Seymour and Nichols Rd's, being 9.36 acres. The proposed pond is to be 75' x 225' -15 feet deep with all material remaining on site. Several of the commission members went to the property to observe the location. There were not any questions and the members reviewed the building department recommendations. A **Motion** was made by R. Loafman to approve the temporary use request with the building department's recommendations to excavate a pond for recreational use, with all spoils to remain on-site.

**Supported** by J. Coon.

Roll call – H. Powell (Y), L. Thorsby (Y), J. Coon (Y), R. Loafman (Y), D. Wilson (Y), J. Boettger (Y).  
Motion passed. 6-0 vote

**Public Comments:** None

**New Business Cont.:** **Public Hearing** - Zoning Ordinance Text Amendment: ORDINANCE NO. 2024 -

AN ORDINANCE AMENDING AND REGULATING ORDINANCE SECTIONS:

94.02 Anti-Noise Regulations  
111.07 Outdoor Uses in Connection with Class C Liquor Licensed Establishments  
133.02 Noise  
144.01 Unreasonable Noise or Disturbance  
153.219(Z) Changes to Definitions  
153.219(Z) Kennels, dog  
153.366 Home Occupations

**Public Comment on Public Hearing Only** (3 minutes allowed)-None

**Board Discussion:** L. Thorsby spoke on behalf of the committee working on the ordinance. They want to remove 94.02 Anti-Noise regulation because it duplicates ordinance # 144.01. They also want to delete the language on 133.02 Noise. Section 153.06- Definitions were researched in other townships and were mentioned in the home occupation ordinance. The commission needs to add kennels to Section 153.036, private kennels. Under agricultural district, in Residential Farm they would remove it from 153.051 and add it to 153.052 permitted use, they also will get rid of 153.219 Kennels, dog, there will be no change under the home occupation, no commercial kennel in residential area. There were several ordinance sections not listed on the agenda that they discussed at the meeting. A Motion by L. Thorsby was made to add the missing ordinances sections and to approve the amendments as presented to the Township board.

Ordinance Sections Included:

94.02,111.07,133.02,144.01,153.219(Z),153.006,153.036,153.037,153.051,153.052,153.141,153.157,153.1711  
53.366,153.364,153.368.

Supported by J. Coon.

Roll call – H. Powell (Y), L. Thorsby (Y), J. Coon (Y), R. Loafman (Y), D. Wilson (Y), J. Boettger (Y).

Motion passed.

Board Comments – J. Boettger wanted to share with the board that in all the ordinances they do and the work that they have done there is sometimes work being done behind the backs of the commission and asks that we stay fair and open-minded when and if the commission is notified. L. Thorsby agreed, but she feels the township residents also respect the process. Jim Coon wanted to share that he is glad to be here to help the community to move forward.

Adjournment – Motion to adjourn meeting 6:41 pm all in favor.

Respectfully,  
P. Coomer