

Montrose Township Planning Commission
Meeting Minutes
July 12, 2010

Meeting was called to order by Chairman Morrie Fikes at 7:00 PM.

The pledge of allegiance was recited.

Roll Call: Present: Harry Powell, Gary Keeler, Bob Doyle, Janet Trueblood, Don Pollard, & M. Fikes
Absent: Chris Sajdak (Chris had sent an email stating he would not make the meeting)
Staff Present: Dennis Miller - Building Official

Meeting Minutes – From June 7, 2010 Regular Meeting.

A motion was made by G. Keeler, supported by R. Doyle, to accept the Meeting Minutes from the June 7, 2010 regular meeting as presented. **Motion Carried 6-0.**

New Business: Land Use Variance – 12403 Wilson Rd. Lapworth Estate, Parcel 13-30-100-006.
Larry and Sadie Leonard, from Hometown Realty were present for the request.

S. Leonard explained that she was here before the Commission representing the estate of the Lapworth family and that she had talked with D. Miller reference to a possible split for the parcel at 12403 Wilson Rd.

S. Leonard stated that the family felt that the best way to sell the property was to split the property into two lots. One parcel would have the existing home and a detached accessory structure on it, (a sale was pending on this parcel) the second lot would be vacant except for a second detached accessory structure which is current located on the existing parcel. She mentioned that Building Inspector D. Miller had explained that prior to the split being approved a land use variance would need to be approved by the Planning Commission as the zoning ordinance does not allow for an accessory structure on a parcel of land without a principle dwelling unit. She also stated that they did not want to make an application for the land use variance until they had a purchase agreement pending on the property with the home.

S. Leonard mentioned that they would agree that a dwelling unit would be constructed on the vacant parcel within a three year period, with a condition that this could be reviewed at that time for a possible extension.

D. Miller stated that he was not sure if putting a time limit on this was a good idea at this time due to the economic times.

There was much discussion on the conditions to allow for the split, length of time and the need for a perk test on the second parcel.

Chairman M. Fikes opened the meeting for public comments.

D. Hill, 12483 Seymour Rd. mentioned that these types of issues have be dealt with in the past by the Zoning Board of Appeals and he wonder why this was in front of the Planning Commission. This issue should be in front of the Board of Appeals.

Chairman M. Fikes stated that it was his understanding that due to changes in the planning laws and the fact that the Township Board approved changes to the Zoning Ordinances, because of these changes, these types of use variances are now reviewed by the Planning Commission. Chairman M. Fikes mentioned to D. Hill if he had a concern with this he should take it up with the Township Board.

Chairman M. Fikes closed the meeting for public comments.

After further discussion, **a motion was made** by H. Powell supported by B. Doyle to grant a land use variance to approve a land division allowing a parcel to be created with an existing accessory structure located on a vacate parcel of land.

Chairman M. Fikes asked if the motion included the Building Department recommendations and conditions. Both H. Powell and B. Doyle stated yes. **Motion Carried 6 - 0.**

Ordinance Updates:

D. Miller mentioned that he has amended the Wind Energy Conversion Systems Ordinance based on the comments from the last Planning Commission meeting.

D. Pollard asked about the average height of these systems for residential use.

G. Keeler requested that this be reviewed by the members for another 30 days and be placed by on the August agenda for the Planning Commission. This was agreed on by the Board members.

Other Business:

D. Miller explained that there was no update on any new language for medical marihuana use.

Citizens Comments: None

Adjournment:

A motion was made by G. Keeler, supported by D. Pollard, to adjourn the meeting at 7:30 PM.
Motion Carried 6- 0.

The next regular planning commission meeting is scheduled for August 2, 2010 at 7:00 PM.

Respectfully,
Dennis Miller – Acting Board Secretary