

**Montrose Township Planning Commission
Meeting Minutes
August 2, 2010**

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

The pledge of allegiance was recited.

Roll Call:

Present: Gary Keeler, Harry Powell, Janet Trueblood, M. Fikes and Chris Sajdak.

Absent: Don Pollard, Bob Doyle (Vacation)

Staff Present: Dennis Miller - Building Official

Meeting Minutes – From 7/12/2010 Regular Meeting.

A motion was made by G. Keeler, supported by H. Powell, to accept the Meeting Minutes from the July 12, 2010 Regular Meeting as presented. **Motion Carried 5 – 0.**

New Business: - Zoning Ordinance Review:

1. Wind Energy Systems

G. Keeler gave an example of a Wind Energy System he observed in Bay City, MI at the DEQ Building. He noticed that the height of the system (155 ft at the tip of the blade) caused a significant amount of “shadow flicker”.

There was much discussion amongst the board of the best way to determine “shadow flicker” and what impact it may have on the surrounding properties.

A motion was made by G. Keeler, supported by H. Powell, to schedule a Public Hearing for the Wind Energy Systems Ordinance for the September 13th Planning Commission Meeting.

Motion Carried 5 - 0

2. Medical Marijuana

No updates were available at this time.

Citizens Comments:

Leo Eigner, 14199 Nichols Rd, was present to address the board about the possibility of moving his wholesale car business from his current location (at the former Royston Auto Sales Site) to his home on Nichols Rd. He stated that had talked with Mr. Miller about it and the two of them were waiting back on inquiries to the State of Michigan on what the requirements would be to run that type of business in an area designated as Residential. Mr. Eigner gave a brief overview of his operation and answered all questions asked of him. He commented on the fact that he has a large pole barn on his property and that all vehicles would be kept inside the pole barn, and that no vehicles would ever be displayed or stored outside. He wanted to know if the Planning Commission would consider such an operation as a special land use” or if it could be covered under a “Home Occupation”.

D. Miller explained that one of his concerns was that the State would not approve a Class C licensed for Mr. Eigner at his home address, because all of the States requirements for a license could not be complied with, such as maintaining an office on site, signage requirements, paved parking requirements, etc. He was checking with the State to see if a wholesale (Class W) licensed would be issued by the State, if approved by the Township and if all the State requirements would still have to be complied with for a Class W licensed.

There was further discussion on this matter by the board and it was decided that they could not really comment on the issue until they were presented with the answers from the inquiries sent to the State of Michigan.

D. Miller will contact the State and get back with Mr. Eigner and the Board on this matter.

Adjournment:

A motion was made by G. Keeler, supported by C. Sajdak, to adjourn the meeting at 7:28 PM
Motion Carried 5 - 0.

The next regular planning commission meeting is scheduled for September 13, 2010 at 7:00 PM

Respectfully,
Chris Sajdak
Board Secretary