

Montrose Township Planning Commission
Meeting Minutes
November 1, 2010

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

The pledge of allegiance was recited.

Roll Call: Present: Chris Sajdak, Harry Powell Gary Keeler, Bob Doyle, Janet Trueblood, Don Pollard, and Morrie Fikes

Absent: None

Staff Present: Dennis Miller - Building Official

Meeting Minutes – 9/13/2010 Regular Meeting.

A motion was made by, G. Keeler, supported by D. Pollard, to accept the Meeting Minutes from the 9/13/2010 regular Meeting as presented. **Motion Carried 7 - 0**

New Business:

Public Hearing for Special Land Use – Proposed Split for a Flag Lot with 33' frontage along Dodge Rd. Melody Brackins, 7542 Dodge Road, Parcel # 13-25-300-028 – Zoned RF

Chairman Files opened the Public Hearing at 7:02 PM

Ms. Laura Spangler, 10066 Morrish Rd. mentioned that as the property owner of the parcel behind the proposed flag lot she was concerned about the garbage that had accumulated on the property over the years. Of particular concern was a pre-existing hole on the property that possibly contained trash of a hazardous nature. Ms. Spangler also provided pictures of the trash hole and various amounts of trash and garbage that had accumulated around the existing house to the board. Her concern was that the trash problem be rectified before any split of the property is allowed.

D. Miller had mentioned that he had received a couple of complaints on the condition of the existing house and property once the letters went out to the adjoining property owners. He did visit the property and talked to the son and he also phoned Ms. Brackins with the concerns of surrounding property owners. He was told that the concerns would be taken care of prior to the meeting.

Ms. Brackins, 6993 Lakeport Dr., Lakeport, MI 48509, the property owner, informed the board that she had to leave the Montrose area to find work so she was unaware of the trash problems. She assured the board that steps were being taken to address the issues to comply with the Building Department's recommendations. She owns the house and allows her son to live there. He has some medical issues which is why she would like to create the flag lot and have a house built on the property so she can be near-by. The hole that Ms. Spangler was talking about was there when she purchased the property.

Dan Hill, 11248 Seymour Rd., questioned whether the current site plan submitted called for the residential lot being created at less than 1.1 acres, making it a non-conforming lot for the Residential Farms District.

The board discussed the lot requirements at some length and noted that the dimensions of the lot, in the final survey submitted to the township, would have to be increased to comply with the minimum lot requirements for the Residential Farms district.

Chairman Fikes closed the Public Hearing at 7:26 PM.

H. Powell mentioned that he was concerned with the siding on the existing house and that it looks in disrepair.

D. Pollard asked Ms. Brackins if she knew where the new house was going to be located on the proposed flag lot.

Ms. Brackins stated that she did not know at this time, she was just trying to see if this would be approved so that a survey and perk test would then be ordered and completed.

Ms. Spangler mentioned that there would not be a concern if the property was cleaned up and the existing house was maintained.

A motion was made by G. Keeler, supported by B. Doyle, to grant the special land use for a proposed flag lot at east of 7452 Dodge Rd with the five recommendations added by the Building Department to become conditions upon approval. **Motion Carried 7 - 0**

Other Business:

Site Plan Review Change: Additional Vehicle Display Area
Big Boy Toys Auto Sales – Leonard Enterprises, Inc., 7051 Vienna Rd.

Ms. Leonard came before the board to ask them to approve a change to the existing site plan for 7051 Vienna Rd. The purpose of the request was to allow the business to display cars on the grassy area of their property so as to free up the current blacktop for customer vehicle traffic. An “anonymous” complaint was made to the Township Supervisor concerning the parking of cars in the grassy area despite the fact that they were not within the required setback area or ‘clear vision’ zones.

Mr. Miller told the board that to date he has had no compliance issues with the Leonard’s business.

A motion was made by H. Powell, supported by G. Keeler, to grant use of the “grassy area” (see yellow rectangle in site plan review packet) as an additional display area, subject to the Building Departments five recommendations to become conditions upon approval, for the site at 7051 Vienna Rd. **Motion Carried 7 - 0**

Zoning Ordinance Review:

Mr. Alan Bean, Spicer Group - Right to Farm Act (RFTA) Review

Mr. Bean was present to go over the results of the review by the Spicer Group of the existing Montrose Township Ordinances for compliance with the Right to Farm Act. He went over the five items that they were recommending that the Planning Commission needed to review. saw needing revision and/or clarification with the board and answered all questions asked of him.

Citizens Comments:

Dan Hill, 11248 Seymour Rd. expressed a wish to see if more agricultural property owners (farmers) could be invited to get their input and comments on agricultural uses and requirements. He also asked if there was a procedure for filing a complaint that requires that the initiator sign the complaint.

The board discussed this matter for some time and the consensus was that a formal complain was necessary when dealing with certain special land uses but that the Township had no overriding policy in place.

D. Miller told the board that his office has no outstanding order to act only on formally registered complaints.

Adjournment:

A motion was made by G. Keeler, supported by D. Pollard, to adjourn the meeting at 8:20 PM.

Motion Carried 7 - 0.

The next regular planning commission meeting is scheduled for December 6, 2010 at 7:00 PM

Respectfully,
Chris Sajdak
Board Secretary