

**Montrose Township Planning Commission
Special Meeting Minutes
February 17, 2010**

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

The pledge of allegiance was recited.

Roll Call:

Present: Harry Powell, Gary Keeler, Bob Doyle, Janet Trueblood, Don Pollard, M. Fikes & Chris Sajdak.

Absent: None.

Staff Present: Dennis Miller - Building Official

Meeting Minutes – From 2/1/2010 Regular Meeting

A motion was made by D. Pollard, supported by H. Powell, to accept the Meeting Minutes from the February 1, 2010 regular meeting as presented. **Motion Carried 7- 0**

New Business:

*H. Powell excused himself from the board and took his place in the audience at 7:01 PM.

Public Hearing - Special Land Use – Harry Powell, Owner

7011 Vienna Rd – Parcel 13-24-200-008, Parcel Zoned – C-2, General Commercial

Chairman M. Fikes opened the Public Hearing at 7:02 PM.

Chairman M. Fikes closed the Public Hearing at 7:04 PM as there was no public comment.

A motion was made by G. Keeler, supported by B. Doyle to grant a Special Use Permit for 7011 Vienna Rd with the nine (9) Building Department recommendations to become conditions upon approval.

Chairman Fikes asked for a Roll-Call Vote:

B. Doyle – Yes; G. Keeler – Yes; J. Trueblood – Yes; D. Pollard – Yes; C. Sajdak – Yes; M. Fikes – Yes; **Motion Carried 6 – 0**

H. Powell rejoined the board at 7:06 PM.

Public Hearing - Renewal Non-Conforming Use Appeal – Rose Acceptance Inc.

14560 Sheridan Rd – Parcel 13-06-100-008, Parcel Zoned – RF, Residential Farms

Bob Gales, the new owner of the property had a question concerning the Building Department Recommendation number - 7, "That there be no selling of any type of vehicle from the property". He indicated that in the case of liens and forfeitures he would like to be able to sell those vehicles from the property.

The board discussed the requirements and limitations places on the personal sale of vehicles.

A motion was made by D. Pollard, supported by H. Powell, to grant a non-conforming commercial use to the property at 14560 Sheridan Rd with the nine (9) Building Department recommendations to become conditions upon approval, with the 7th recommendation being modified to state, "No more than 2 cars for sale at any time on the property in a designated sales area." Motion Carried. 7-0.

Temporary Use Permit – Glenn Powell Owner

9415 Vienna Rd. – Part of Parcel 13-22-100-038

Proposed Temporary Concrete Batch Plant, Parcel Zoned I2 – Heavy Industrial,
Lot Size 480' X 1292'

Mr. Shane Powell was present to represent Glenn Powell at the meeting.

D. Miller, Building Official, provided a letter from Mr. David Fielder, Michigan DNRE concerning the obtaining of permits for temporary concrete batch plants and also the procedure for registering complaints with the operation of the temporary batch plants.

The board had many concerns reference to the additional temporary use for the property.

1. Location of the project being served by the plant? S. Powell explained that the State was preparing to do a joint replacement program on M-57 (West of M-13).
2. Who would be responsible for the day-to-day operations and dust control? S. Powell mentioned that would be the owner of the batch plant, Tony Angelo Cement Construction Co.
3. What was the height of the batch plant? S. Powell was unable to give an exact height but indicated that it was smaller than the ones used for the I-75 construction project.
4. Who is responsible for obtaining the required permits? S. Powell mentioned that would be the owner of the temporary batch plants responsibility.
5. Does the owner or the company have any previous violations on record? S. Powell was unable to answer this, but felt it would be a DNRE question.
6. Was there any plans to drill a well on the property for water? S. Powell indicated that there were no plans to drill a well and that water would be purchased from the township or a water tanker truck would be placed on site.

One of the boards biggest concerns was with the fact that one of the original recommendations and or condition for the acceptance of the site plan for the asphalt and concrete crushing operation back in 2007, was the establishment of 200 feet of hard surface on the service road had not yet been met. The board discussed this issue at length indicating an understanding of the recent economic events and stressed that the presence of a temporary concrete batch plant on site would hopefully help bring closure to this outstanding condition of compliance.

A motion was made by G. Keeler, supported by B. Doyle, to grant a Temporary Use Permit for a Temporary Concrete Batch Plant at 9415 Vienna Rd for the 2010 Construction Season (June – November) with the seven (7) Building Department recommendations to become conditions upon approval, and attaching special importance to recommendation number 7, which directly deals with the establishment of 200 feet of hard surface on the service road. **Motion Passed 7 – 0.**

Other Business:

None

Citizens Comments:

None

Adjournment:

A motion was made by G. Keeler, supported by H. Powell, to adjourn the meeting at 7:45 PM.

Motion Carried 7- 0.

The next regular planning commission meeting is scheduled for March 1, 2010 at 7:00 PM

Respectfully,
Chris Sajdak
Board Secretary