

Montrose Township Planning Commission
Meeting Minutes
September 13, 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, Gary Keeler, Bob Doyle, Janet Trueblood, Don Pollard, & M. Fikes
Absent: Harry Powell (Vacation)
Staff Present: Dennis Miller - Building Official

Meeting Minutes – From 8/2/2010 Regular Meeting.

A motion was made by, D. Pollard, supported by G. Keeler, to accept the Meeting Minutes from the August 2, 2010 regular meeting as presented. **Motion Carried 5-0.**

New Business:

Signage: Proposed 16 sq. ft. freestanding sign.
Chessman Farms – Jeannette Olton, 11296 W. Vienna Rd
Parcel # 13-17-300-070 – Zoned RF-C2

Ms. Jeannette Olton was present and answered all questions asked of her by the board.

There was some discussion as to why the private drive for the farming operation and the 4 or five residential homes were located on had only a 33' right of way instead of 66' as one would normally expect.

Mr. Miller responded that the assessing records only show a 33' right of way for the existing private drive, and it was most likely due to the fact that it was a single residential driveway before it was made into a private drive. He stated that there could be an additional 33' of right of way on adjoining property to the existing 33' right of way.

A motion was made by G. Keeler, supported by D. Pollard, to allow the proposed signage with the three recommendations added by the Building Department to become conditions upon approval.

Motion Carried 6-0.

2. Site Plan Review:

Century Link – Mr. Glen Rogers & Mr. Jeff Yeager
Cabinets to house Century Link phone equipment 9494 Seymour Rd
30' x 30' section of Parcel # 13-33-200-036

Century Link is in the midst of making equipment upgrades in the Montrose area, they had contacted the landowner at 9494 Seymour Rd to obtain a lease agreement so that they could install phone equipment upgrades and cabinets, along with a gravel base/driveway on a 30' x 30' section of the property. Century Link was seeking approval on the site plan for the equipment from the Planning Commission. Mr. Yeager & Mr. Rogers answered all questions asked of them by the board. After discussion amongst the Board, Mr. Miller, and the two Century Link representatives, it was decided that the following two recommendations could be dropped; That the service driveway & parking area be hard surfaced as per Section 153.279, Item B.1 and that a security gate is provided at the entrance to the site to control access to site.

A motion was made by G. Keeler, supported by B. Doyle, to approve the Site Plan for 9494 Seymour Rd, with recommendations 1&2 to become conditions upon approval. **Motion Carried 6-0.**

Zoning Ordinance Review:

Public Hearing – Wind Energy Conversion Systems Ordinance

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

Chairman Fikes closed the Public Hearing at 7:27 PM due to lack of citizens wishing to comment.

There was some discussion amongst the board over a recent article in the Tri-County Citizen concerning the Village of St. Charles decision to abandon their plan of having the DPW building powered by a 10 KW wind turbine. A feasibility study had concluded that it could take 176 years to pay itself off at the current annual wind speed.

D. Pollard was still concerned with the height requirement of the wind turbines that could be reviewed in-house by the Building Department.

D. Miller stated that this could be reviewed in a year if there was a continuing concern with too many of these wind turbines having to be reviewed by the Planning Commission. He also stated that there was an appeal to the Planning Commission if the wind turbine was denied by the Building Official.

The board also spent time re-reviewing how the application process outlined in the Ordinance would work.

A motion was made by G. Keeler, supported by J. Trueblood, to send the proposed Wind Energy Conversion Systems Ordinance to the Township Board for their approval. **Motion Carried 6-0.**

Citizens Comments: None.

Adjournment:

A motion was made by G. Keeler, supported by D. Pollard, to adjourn the meeting at 7:34 PM. **Motion Carried 6-0.**

The next regular planning commission meeting is scheduled for October 4, 2010 at 7:00 PM

Respectfully,
Chris Sajdak
Board Secretary