

**Montrose Township Planning Commission
Meeting Minutes
October 3, 2011**

The Meeting was called to order by Chairman Morrie Fikes at 7:00 PM.
The pledge of allegiance was recited.

Roll Call:

Present: Morrie Fikes, James Ingram, Gary Keeler, Don Pollard, Janet Trueblood, & Chris Sajdak.

Absent: Harry Powell

Staff Present: Dennis Miller - Building Department

Meeting Minutes – 9/12/2011 Regular Meeting:

A motion was made by D. Pollard, and supported by G. Keeler, to accept the Meeting Minutes from the September 12, 2011 regular meeting as presented. **Motion Carried: 6 – 0.**

New Business: Public Hearing:

Home Occupation - Lawn Care, Landscaping & Plowing Business

Charles Bruton, 12250 Dodge Rd

Parcels # 13-30-300-013 & 13-30-400-002 (Parcels to be Combined)

Zoned: AG (Agricultural) & RF (Residential Farms)

Chairman M. Fikes opened the Public Hearing at 7:03 PM.

Citizens:

1. Peggy Wilson, 12245 Dodge Road

Mrs. Wilson had questions as to what the proposed Home Occupancy would allow and exactly what kind of changes Mr. Bruton was proposing to make to the parcels. Mr. Bruton stated that the parcels, when combined would look and be used exactly as they are today. The business would continue to be conducted within the existing pole barn located on parcel 13-30-400-002.

Chairman M. Fikes closed the Public Hearing at 7:17 PM as there was no more public comments.

D. Miller, Building Department, gave new Planning Commission member James Ingram a history of the previous Temporary Use Permit given to Mr. Bruton for the storage of commercial equipment in the existing pole barn at 12220 Dodge Rd.

Mr. Bruton question the purpose of recommendation #4 on the Building Department's list of recommendations as he would prefer to leave the gravel within the required 65' set back intact.

This led to much discussion between Mr. Bruton and the Board as to the pros and cons of such a requirement. Mr. Bruton said he would comply with the Board recommendations/conditions but he would prefer to leave the gravel in the disputed area as it was the one access point on that property where the loading and unloading of farm equipment was possible due to utility lines and the fact that part of parcel 13-30-400-002 was isolated by county drains on two sides and private property on the third. The only access was the small area along Dodge Road.

A motion was made by G. Keeler, and supported by D. Pollard, to grant the Home Occupation to 12250 & 12220 Dodge Rd, removing Building Department Recommendation #4, with all remaining recommendations to become conditions upon approval.

Chairman Fikes asked if there was any further discussion on the matter.

Mr. Bruton asked the conditions under which he might recover the Performance Bond he had to take out when the Temporary Use Permit was originally given for using the pole barn to store commercial equipment on Parcel 13-30-400-002.

The board discussed with Mr. Miller and Mr. Bruton the conditions upon which the Performance Bond could be released and how occupancy might be evaluated by the Building Department.

A motion was made by G. Keeler, and supported by J. Trueblood, to amend his previous motion to "Grant the Home Occupation to 12250 & 12220 Dodge Rd, replacing Recommendation #4 with "50% of Performance Bond to be returned upfront with the remaining 50% to be returned upon confirmation of occupancy by the Building Department", with all remaining recommendations to become conditions upon approval". **Motion Carried: 6 - 0**

Other Business: Tabled Public Hearing:

Medical Marijuana Clubs, Dispensaries, and Growing Facilities – Text Amendments

No Action to be taken at this time

Zoning Ordinance Review: Ponds

Mr. Miller provided each Board member with a rough draft of the proposed pond ordinance. The ordinance is based upon his working experience with ponds and contractors within the Township and research of existing ordinances throughout the state. He also consulted with several of the local excavating companies for their insight as well. The rough draft will be reviewed at the next Planning Commission meeting.

Citizens Comments:

Dan Hill, 12473 Seymour Rd.

Mr. Hill asked how attendance is taken at Planning Commission meetings since a Roll Call is not used.

Chairman M. Fikes and Secretary C. Sajdak indicated that attendance is captured both in the meeting minutes and via an attendance sheet which is submitted to Township Clerk Fred Domine after each meeting.

Adjournment:

A motion was made by D. Pollard, supported by G. Keeler, to adjourn the meeting at 7:50 PM. **Motion Carried: 6 - 0.**

The next regular Planning Commission meeting is scheduled for November 7, 2011 at 7:00 PM

Respectfully,
Chris Sajdak
Board Secretary