

MINUTES
MONTCALM TOWNSHIP PLANNING COMMISSION
MONTCALM TOWNSHIP HALL
September 5, 2018, 7:15 PM

PLEDGE OF ALLEGIANCE

- Chairman Karnatz led the Pledge of Allegiance

CALL TO ORDER/ROLL CALL

- Chairman Karnatz called the meeting to order at 7:20 p.m.

ROLL CALL

- Members present: Richard Karnatz (Chair), Jeff Dolphin (Vice-Chair), Robert Hemmes (Zoning Board of Appeals Liaison), Erin Nerychel (Secretary) and Amy Richards (Township Board Liaison)
- Members absent: None.

APPROVAL OF AGENDA

- A motion to approve the agenda was made by and Robert Hemmes, seconded by Amy Richards. Motion passed unanimously.

APPROVAL OF MINUTES

- A motion to approve the minutes of the August 1, 2018 meeting was made by Jeff Dolphin and seconded by Robert Hemmes. Motion passed unanimously.

COMMENT FROM ZONING ADMINISTRATOR

- No comments

COMMENTS FROM COMMISSION MEMBERS

- Amy Richards commented on the number of rental homes in the township. Richard Karnatz made note that the township board is on appointing a new township supervisor.
- Richard Karnatz introduced Erin Nerychel and nominated her to be secretary and take meeting minutes.
- A motion to confirm Erin Nerychel as secretary was made by Robert Hemmes, seconded by Jeff Dolphin. Motion passes unanimously.

NEW BUSINESS

- None

PUBLIC COMMENT ON NEW BUSINESS

- None

OLD BUSINESS

- Short Term (daily/weekly) Rentals Ordinance Amendment
 - The board members reviewed the draft Spring Lake Township Ordinance. Suggestions for changes to the draft included: changing the community development manager to fire chief, changing the minimum number of days to six, changing the zoning districts and definitions to align with the Montcalm Township zoning ordinance, allowing one rental per parcel, adding restrictions on watercraft and changing the zoning districts that should allow short-term rentals.
 - Robert Hemmes will contact Spring Lake and research how their short-term rental ordinance is working. Amy Richards will update the draft for review at the next meeting.
 - A motion to table review until next month was made by Jeff Dolphin. Erin Nerychel seconded the motion. Motion passed unanimously.
- Solar Panel Ordinance Review
 - Richard Karnatz created a draft that would fit in current ordinance book at section 7.25 and would follow wind ordinance section.
 - A motion to adopt solar farms and solar panels as written was made by Jeff Dolphin. Robert Hemmes second the motion. The motion passed unanimously.
- Flat River Natural River Designation Zoning
 - The board reviewed the Flat River Natural River designation. The discussion on how to incorporate the zoning requirements of this designation into the township zoning ordinance included adding a reference to the Flat River Natural River Zoning Act to current zoning ordinance and getting an attorney' opinion on wording, updating setback requirements, the lack of 50 year flood plain information and septic system requirements.
 - Jeff Dolphin will create a draft that adds the Flat River Natural River designation zoning requirements to the township-zoning ordinance.
 - A motion to table the discussion to the next meeting was made by Jeff Dolphin, seconded by Robert Hemmes. Motion passed unanimously.

PUBLIC COMMENT ON OLD BUSINESS

- Mike Nelson asked how often zoning area map changes. Richard Karnatz mentioned changes could occur during the master plan review, which is scheduled for next year, or request for changes could be brought to the planning commission for review.
- Richard Palmer commented on short-term rentals and how short-term rentals affect residents on Turk Lake. He commented on what zoning districts to allow short-term rentals.
- Ron Price commented on short-term rental zoning restrictions used in other communities and renters at short-term rentals.
- Brian LoVelle commented on short term rentals. He commented he does not agree to allow short-term rentals in zoning district R3.
- Cindy Hansen commented on short-term rentals and how long rentals have been in use on Turk Lake. She commented on the short-term rental ordinance should align with what the township already requires. She asked the planning commission also consider guidelines for long-term rentals.
- Dave Ellis commented on short-term rentals and that residents have not followed zoning ordinances.
- Robert Hemmes asked the public what duration are the short-term rentals.

ADJOURNMENT

- Amy Richards moved that the meeting be adjourned. Jeff Dolphin seconded the motion. Motion passed unanimously.
- The meeting adjourned at 9:14 pm.

Respectfully submitted,
Erin Nerychel, Planning Commission Secretary