

MINUTES
MONTCALM TOWNSHIP PLANNING COMMISSION
MONTCALM TOWNSHIP HALL
October 3, 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 7:19 p.m.

ROLL CALL

- Members present: Richard Karnatz (Chair), Robert Hemmes (Zoning Board of Appeals Liaison), Erin Nerychel (Secretary) and Amy Richards (Township Board Liaison). Jeff Dolphin (Vice-Chair) arrived at 7:30 pm.
- 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 September 5, 2018 meeting was made by Amy Richards and seconded by Robert Hemmes. Motion passed unanimously.

COMMENT FROM ZONING ADMINISTRATOR

- Mike Nelson commented that he has received requests for small building permits. Buildings would be under 800 sq. ft., non-agricultural, non-dwelling. Asked PC to look into revising ordinance.

COMMENTS FROM COMMISSION MEMBERS

- None

NEW BUSINESS

- Trinity Cannabis, LLC

- Presented a proposed site plan for greenhouse and discussed business plan.
- Currently not approved. Asking for PC board and community support.

PUBLIC COMMENT ON NEW BUSINESS

- Mike Nelson asked about odors.
 - Trinity Cannabis LLC replied they plan to use positive pressure, carbon filters, and high power mist to help control odors.
- Other public comments and questions:
 - Where is it located?
 - On Wise Rd, with security
 - Security
 - Will have state of the art security, will do what township recommends
 - Who can buy the cannabis?
 - Cannabis provided to distributors
 - How many sites?
 - Only site in Montcalm Township
 - Why Montcalm Township?
 - Proximity to distributors and major markets
 - Want to be in an agricultural area
- Richard Karnatz commented there is currently no way of allowing this structure. Current site is zone Residential.

OLD BUSINESS

- Short Term (daily/weekly) Rentals Ordinance Amendment Discussion
 - Received letter and petition from public
 - Robert Hemmes proposed adding a purpose, to allow rentals in general, address limited short-term rentals and to restrict short-term rentals.
 - Discussed limited short term rental definition
 - Discussed how to define which areas that would be restricted
 - Robert Hemmes and Amy Richards to revise a draft for board to use.
- Solar Panel Ordinance Public Hearing Date
 - Richard Karnatz proposed scheduling a public hearing
 - Jeff Dolphin motioned to have public hearing at 7pm 11/7/18 motioned seconded by Robert Hemmes. Motion passed unanimously.
- Flat River Natural River Designation Zoning
 - Jeff Dolphin is still working on creating a draft that incorporates the Flat River Natural River designation into the township ordinance.

- Board discussed if the December meeting is required. Decided to review at the November meeting.
- Discussed working with the county to update the zoning ordinance maps. Amy Richards commented the county could assist with this activity. Amy to email county.

PUBLIC COMMENT ON OLD BUSINESS

- Lee Haas commented on short term rentals. Asked about the number of complaints filed with police and fire departments.
 - Board does not have access to this information.
- Bob Dodd commented on short-term rentals and the Spring Lake draft ordinance. Expressed appreciation to Robert Hemmes for his efforts.
- Mike Pelton commented on short term rentals. Recommended using road type as a restriction.
- Mike Nelson commented on short term rentals.
- Jeff Dolphin mentioned using lot size as a possible way of determining short-term rental restrictions.
- Al Basner commented on short term rentals
- David Ellis commented on short-term rentals. Asked about the proposed duration for short-term rentals.
- Cheryl Huntington commented on short term rentals.
- Bob Solomon commented on short term rentals.

ADJOURNMENT

- Jeff Dolphin moved that the meeting be adjourned. Amy Richards seconded the motion. Motion passed unanimously.
- The meeting adjourned at 8:35 pm.

Respectfully submitted,
Erin Nerychel, Planning Commission Secretary