

MINUTES  
MONTCALM TOWNSHIP PLANNING COMMISSION  
MONTCALM TOWNSHIP HALL  
November 7, 2018, 7:00 PM

PLEDGE OF ALLEGIANCE

- Chairman Karnatz led the Pledge of Allegiance

CALL TO ORDER/ROLL CALL

- Chairman Richard Karnatz called the meeting to order at 7:00 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).
- Members absent: None

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

- A motion to approve the minutes of the October 3, 2018 meeting was made by Amy Richards and seconded by Robert Hemmes. Motion passed unanimously.

OPEN PUBLIC HEARING ON SOLAR ORDINANCE

- David Ellis commented section E, second paragraph. Paragraph calls out Eureka Charter Township.

CLOSE PUBLIC HEARING ON SOLAR ORDINANCE

COMMENT FROM ZONING ADMINISTRATOR

- Mike Nelson commented he is writing a permit for a new solar unit that complies with the proposed solar ordinance.

COMMENTS FROM COMMISSION MEMBERS

- Richard Karnatz commented on the information he learned at the Mid-Michigan District Health Department meeting regarding the proposed septic system ordinance.

## NEW BUSINESS

- Set dates for 2019 Meetings
  - Richard K recommended monthly meetings due to the amount of items the PC board needs to complete.
  - Robert motioned the PC have monthly meetings on the first Wednesday of the month at 7:15 pm at Montcalm Township hall, Jeff Dolphin seconded. Motion passed unanimously.
- Election of Planning Commission officers for 2019
  - Jeff Dolphin motioned positions of the planning commission remain the same Amy Richards seconded. Motion passed unanimously.

## PUBLIC COMMENT ON NEW BUSINESS

## OLD BUSINESS

- Solar Ordinance Amendment
  - Robert Hemmes motioned the solar ordinance be presented to the township board. Amy Richards seconded the motion. Motion passed unanimously.
- Short Term (daily/weekly) Rentals Ordinance Amendment Discussion
  - Richard Karnatz provided information regarding short-term rentals. Documents included:
    - Daneman, Marc, "Case Summaries", Planning and Zoning News, July 2018
    - Daneman, Marc, Lisa A. Anderson, "Case Summaries", Planning and Zoning News, August 2018
  - Board members discussed the need to review master plan and bring it up to date to make sure it and the short-term rental ordinance align. Also discussed the goal is to have an ordinance that limits risk of residents and the township and is enforceable. This affects the duration of investigating and developing the ordinance.
  - Robert Hemmes is working on a draft.
- Flat River Natural River Designation Zoning
  - Jeff Dolphin shared the draft revision. The 50-year flood plain was removed. He commented setbacks exceed or match zoning requirements. A public

hearing needs to occur before the ordinance can be submitted to the township board.

#### PUBLIC COMMENT ON OLD BUSINESS

- Cindy Ellis asked documents handed out in meeting are included in meeting minutes and asked PC board to consider all short-term rentals in area as they develop the ordinance. She also commented that no official complaint has been filed with sheriffs and/or fire department regarding her short-term rental and that there has been a legal judgement regarding her short-term rental. She is willing to share this information.
- Dave Ellis provided to the PC Board a letter from Mika Meyers Attorneys at Law with regard to short-term rentals.
- Pam Nickels commented on the Planning and Zoning News is published by a local Greenville resident and can be contacted.
- Bob Saul commented on short-term rentals and he has made complaints to the rental company about too many vehicles, dogs off leashes and too many people.
- Diane Fountain asked about if the master plan would delay completing the short-term rental ordinance.
- Al Basner commented on short-term rentals and that he has made complaints to short-term rental company.
- Mike Nelson commented on zoning map districts recommended using these districts to regulate short-term rentals.

#### ADJOURNMENT

- Amy Richards moved that the meeting be adjourned. Robert Hemmes seconded the motion. Motion passed unanimously.
- The meeting adjourned at 7:44 pm.

Respectfully submitted,  
Erin Nerychel, Planning Commission Secretary