

MINUTES
MONTCALM TOWNSHIP PLANNING COMMISSION
MONTCALM TOWNSHIP HALL
February 6, 2019 7:15 PM

PLEDGE OF ALLEGIANCE

- Chairman Richard Karnatz led the Pledge of Allegiance

CALL TO ORDER

- Chairman Richard Karnatz called the meeting to order at 7:13 p.m.

ROLL CALL

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

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

- A motion to approve the minutes of the January 2, 2019 meeting was made by Robert Hemmes and seconded by Jeff Dolphin. Motion passed unanimously.

PUBLIC HEARING FOR SPECIAL LAND USE REQUEST CELL TOWER

- Board received and reviewed site plan. Public comment included questions on size of tower, distance to other towers and distance from property line.
- Derek McGrew, AT&T representative, commented tower will be 190 ft. tower, no tower within 1 mile, electrical will run along access and tower is at least 200 ft. from property line.

COMMENT FROM ZONING ADMINISTRATOR

Mike Nelson asked for clarification on residential fencing requirements.

COMMENTS FROM COMMISSION MEMBERS

Richard Karnatz commented on the Montcalm County 4H Fair Board and the number of events they can hold at their location.

NEW BUSINESS

- Special Land Use Request by Dave and Barb Kosten
 - A motion to recommend township review the special land use request was made by Jeff Dolphin and seconded by Robert Hemmes. Motion passed unanimously.
 - A motion to approve special land use permit was made by Richard Karnatz. A roll call vote was taken:
 - Jeff Dolphin – yes
 - Erin Nerychel – yes
 - Robert Hemmes – Yes
 - Richard Karnatz. – Yes
 - Motion passed unanimously

PUBLIC COMMENT ON NEW BUSINESS

- Resident from Turk Lake asked about permitted and prohibited uses of a property they are thinking of purchasing.

OLD BUSINESS

- Short Term (daily/weekly) Rentals Ordinance Amendment Discussion
 - Discussed revision to make to draft ordinance. Revision included:
 - Maximum occupancy be two people per bedroom.
 - Definition of bedroom. Proposed definition of bedroom include minimum size 100sq ft. and must have two egress openings.
 - Parking performance standard to include gravel.
 - Include property inspection. Proposed items for inspection:
 - Proof septic is up to standard
 - Fire alarms and fire extinguisher present
 - Verify parking
 - Verify number of bedrooms
 - Discussed fees and fines. Board proposed a fee of \$150 per inspection plus \$250 per license and fine of \$250 per violation.
 - Discussed definition of short-term rentals.
 - Discussed how to apply regulations. These included:
 - By lot size
 - By zoning district
 - By water frontage
 - Public comment on concern about drain field/septic size at homes used for short term rentals.

- Master Plan Discussion
 - Richard Karnatz recommended the PC board wait until the 2020 census is published so the board has the data to answer the following questions:
 - Has our township changed in population, industry?
 - Why do you need to change master plan if township has not changed?
 - Richard Karnatz commented about the need to let surrounding communities know we are changing master plan and the estimated cost is \$7000 - \$50000.
- Medical Marijuana
 - Board discussed investigating regulations and being prepared to discuss in next month's meeting.

PUBLIC COMMENT ON OLD BUSINESS

- Oak Drive Resident commented on short-term rentals. They are not in favor of regulating short-term rentals in all zoning districts but agrees in regulating them in high-density areas.

ADJOURNMENT

- Jeff Dolphin moved that the meeting be adjourned. Erin Nerychel seconded the motion. Motion passed unanimously.
- The meeting adjourned at 8:36 pm.

Respectfully submitted,
Erin Nerychel, Planning Commission Secretary