

MINUTES
MONTCALM TOWNSHIP PLANNING COMMISSION
MONTCALM TOWNSHIP HALL
August 5, 2020 8:00 PM

PLEDGE OF ALLEGIANCE

- Chairman Richard Karnatz led the Pledge of Allegiance

CALL TO ORDER

- Chairman Richard Karnatz called the meeting to order at 7:00 p.m.

ROLL CALL

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

APPROVAL OF AGENDA

- Jessica Shear made a motion to approve the agenda. Robert Hemmes seconded the motion. Motion passed unanimously.

APPROVAL OF MINUTES

- Jeff Dolphin made a motion to approve the minutes of the February 5, 2020 meeting. Jessica Shear seconded the motion. Motion passed unanimously.

COMMENT FROM ZONING ADMINISTRATOR

- Discussed junk cars.

COMMENTS FROM COMMISSION MEMBERS

- None

PUBLIC COMMENT ON NEW BUSINESS

- None

NEW BUSINESS

- Review of section 7.24 Private and Commercial Energy Conversion Facilities of zoning ordinance.
 - Development Manager Apex Clean Energy reviewed our zoning ordinance and provided feedback via email. Copies of email provided to the planning commission.
 - Jeff Dolphin motioned to revise Section 7.24 Private and Commercial Wind Energy Conversion Facilities. Revisions include:
 - Remove requirement in section B.6: Proof that the proposed WECF site has minimum wind rating of 3 according to the US Department of Energy, National Renewable Energy Laboratory.
 - Remove max 400 feet height requirement for commercial wind turbine from section C.2
 - Revise Section C.3.b from "All wind turbines shall be set back a minimum distance from all property lines..." to "All wind turbines shall be set back a minimum distance from all non-participating property lines..."
 - Add definition for non-participating
 - Change section C.5 from "No WECF shall produce noise levels that exceed fifty-five (55) decibels on the dB(A) scale, measured along the property lines of the parcel on which the WECF is located." To "No WECF shall produce noise levels that exceed fifty-five (55) decibels on the dB(A) scale, measured from any occupied structure."
 - Revise section C.11 from "A WECF shall be sited in such a manner to minimize shadow flicker from the blades on any road or on any building on an adjacent property existing at the time the application is considered." to "A WECF shall be sited in such a manner that shadow flicker to any occupied buildings occurs no more than 30 hours per year."
 - Robert Hemmes seconded the motion. Motion passed unanimously.
- Fuel Depot Placement
 - Robert Hemmes motioned to add Fuel Depot as a permitted use to Light Industrial zoning district. Jessica Shear seconded the motion. Motion approved unanimously.
 - Proposed August 26, 2020 7 pm for public hearing.
- Garage Sales sec. 21.18
 - Reviewed zoning ordinance for garage sales

PUBLIC COMMENT ON OLD BUSINESS

OLD BUSINESS

- Chicken Ordinance
 - Recommend township board investigate a nuisance ordinance

Jeff Dolphin motioned to adjourn the meeting. Robert Hemmes seconded the motion. Motion passed unanimously.

ADJOURNMENT

Respectfully submitted,
Erin Nerychel, Planning Commission Secretary