

MINUTES  
MONTCALM TOWNSHIP PLANNING COMMISSION  
September 1, 2021, 7:00pm

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), Robert Hemmes (Commission Member), Jeff Dolphin (Vice Chair, Zoning Board of Appeals Liaison)
- Members absent: none

APPROVAL OF AGENDA

- Jessica Shearer motioned to approve the agenda. Jeff Dolphin seconded the motion. Motion passed unanimously.

PUBLIC HEARING FOR FLAT RIVER, NATURAL RIVER AMENDMENT TO THE CURRENT TOWNSHIP ZONING ORDINANCE.

- Public comment
  - Pamela Hemmes commented in favor of protecting the river
  - Township resident asked if there would be any property in violation with the proposed changes. Richard Karnatz commented if so these properties would be grandfathered in.

APPROVAL OF MINUTES

- Jessica Shear made a motion to approve the minutes from August 4, 2021 meeting. Robert Hemmes seconded the motion. Motion passed unanimously.

ZONING ADMINISTRATOR COMMENTS

- Mike Nelson commented on residential duplex on commercially zoned district.
  - Discussed property owner bring up to ZBA and permitted use for commercial districts.

- Mike Nelson commented on the definition of a party for short term rentals and a property near Perch Lake being used as a camp ground in residential area.

#### COMMENTS FROM PLANNING COMMISSION MEMBERS

- None

#### NEW BUSINESS

- Flat River Natural River Zoning Amendment
  - Robert Hemmes made a motion to approve the Flat River Natural River Zoning Ordinance Amendment. Jeff Dolphin seconded the motion. Motion passed unanimously.
  - Roll call vote:
    - Jessica Shearer – yes
    - Jeff Dolphin – yes
    - Richard Karnatz – yes
    - Robert Hemmes – yes
    - Erin Nerychel - yes

#### OLD BUSINESS:

- Discussion of Sec. 7.24 (WECFs) commercial and private facilities. Amendment dated Aug. 05, 2020.
  - Dick Karnatz recused himself
  - Robert Hemmes commented to on the Sydney Township wind ordinance as a good example to use as a draft
  - Robert Hemmes motioned to not use current Montcalm wind ordinance and to start a new draft. Jessica Shear seconded the motion passed unanimously.
- Private Wind Conversion zoning Separation from Sec. 7.24
  - Discussed coming up with regulations for private wind systems separate from commercial facilities.
- Commercial WECF's discussion.
  - Discussed alternate wind ordinances to use as a draft.
  - Discussed reaching out to townships that already have wind turbines for feedback on what works and doesn't in their current ordinances.
  - Discussed options for more collaborative meetings.

## PUBLIC COMMENTS

- Township resident - Commented on when public has opportunity to vote on wind ordinance and sound level of wind turbines.
- Rick Hillman – Commented on recommended revisions from township attorney and commented on pace planning commission is taking.
- Kelly Jepson – Commented on going out to see the wind turbines and talking with other townships that have turbines.
- Pamela Hemmes – Hand out noise and health article. Comment against wind turbines.
- Resident – Commented against wind turbines and infrasound
- Karen Baired – Commented on the motorcycle club complaints and recommend using zoning board of appeals. Commented in favor of requiring environmental impact study prior to any permits being issued for wind turbines and defining who pays for them in the ordinance.
- Robert Scott (Sydney Township) – Commented on wind turbines. Recommended Sydney Township as a draft to work from. Handed out selected provisions from the Montcalm Township zoning ordinance.
- Resident – Commented on wind turbines and recommended planning commission members take trips to visit turbines when wind speed is 15mph or greater. Commented on Apex leases.
- Resident – Commented against wind turbines.

## ADJOURNMENT

- Jessica Shear motioned to adjourn the meeting. Robert Hemmes seconded the motion. Motion passed unanimously.

## ADJOURNMENT

Respectfully submitted,  
Erin Nerychel, Planning Commission Secretary