

**MONTCALM COUNTY PLANNING COMMISSION  
MINUTES**

Wednesday, May 1, 2023 at 3:30 p.m.  
#3<sup>rd</sup> Floor Conference Room, Administrative Building  
211 W. Main Street, Stanton, MI 48888

Members Present:                 Darin Dood  
  John Johansen  
  Chuck Hill  
  Lonnie Smith  
  Jakob Bigard

Members Absent:                 Armon Withey  
  Phil Kohn  
  Chris Mark  
  Daniel Brant

Others Present                     Michelle Becker  
  Brenda Taeter  
  Leslie Rydahl  
  Judy Graham  
  Kathy Craig  
  Jennifer Polcyn

Chuck Hill called the meeting to order at 3:30 p.m. and led the group in the pledge of allegiance.

Roll call was taken and a quorum was present.

Public comments were offered; comments were given.

Motioned by John Johansen, supported by Darin Dood, to approve the minutes from March 8, 2023.  
Motion carried.

John Johansen requested a change under new business of moving item #4, Committee Vacancy up as item #3, and item #3, Pine Township Ordinance Amendment, as item #4.

Motion by Darin Dood, supported by Lonnie Smith, to amend the agenda as requested. Motion carried.

Secretary & Training Reports – Lonnie Smith, Chuck Hill, Jakob Bigard, Darin Dood and John Johansen reported 2 hours of training at the seminar at MCC on Thursday, April 13, 2023.

Old Business – The committee reviewed the rebid of \$35,000 from Progressive in attachment A for the General Plan only; John Johansen suggested discussing with Commissioner how they would like to proceed. Brenda stated she has discussed the update with Mike Scott and Dave Bee and they will be attending at the May 15<sup>th</sup> meeting.

New Business: The committee reviewed the PA116 from Belvidere Township for Paul & Joan Main Trust in attachment B. Motioned by John Johansen, supported by Lonnie Smith to approve the PA116 contingent on the review from the Montcalm Conservation District. Motion carried.

The committee reviewed the Sidney Township Short-term Rental of Residential Dwelling Ordinance in attachment C. Lonnie Smith noted there was a missing section between page 1 and 2 and also referred section 6B #6. "If the property is not served by a public sanitary sewer, a private onsite wastewater treatment system (POWTS) in full compliance must serve the property." Mr. Smith suggested more clarity of the process to determine full compliance and requiring hook-up to sewer if available; he also suggested getting the health department more involved.

Motioned by John Johansen, supported by Jakob Bigard, to send a letter thanking Sidney Township for the opportunity to review the correspondence and share the comments. Motion carried.

The committee reviewed the email from Armon Withey regarding his resignation from the Planning Commission in attachment E. John Johansen, vice president of MTA, stated their next meeting will be June 20, 2023, and they may have a recommendation for appointment at that time. Motioned by Lonnie Smith, supported by Darin Dood, to accept the letter of resignation from Armon Withey. Motion carried.

The Pine Township Ordinance Amendment, attachment D, was next to discuss when John Johansen stated as March 2023, he signed an agreement for Solar Energy and was advised by his attorney to leave the meeting room while this topic was discussed. The committee no longer had a quorum with John leaving.

Under general discussion, Chuck Hill shared his concerns with those in attendance from Pine Township regarding Section 2, 1604, General Provision, 1G; how will the township determine whether the solar system is not operable or not producing electricity? In say, "as determined by the township", indicates they have a mechanism for determining this, however, it is not addressed in here. Mr. Hill also noted that under section 6.D.3.iii, the setback for ISES from wetland or body water is ½ mile. There may be no concern that this is an issue. However, in Pine Township, it may be very difficult to find (except along the eastern and northern borders) more than a ½ mile between "wetlands or bodies of water". If the intention is to more tightly cluster solar energy systems, that would do it.

Public comments were offered; comments were given.

The next meeting is scheduled for Monday, May 15, 2023, at 3:30 p.m.

Meeting adjourned at 4:04 p.m.

Respectfully submitted,

Darin Dood

Darin Dood, Secretary