

## Cato Township Planning Commission

January 10, 2024

Called to order at 6PM

Pledge of Allegiance

Attendance: P. Morrow, D. Behrenwald, J. Main, J. Cumings. Absent Q. Striker

D. Kelsey-Zoning Admin

Approval of Meeting Agenda- Added Zoning Permit Form and Application for Zoning

Motion to approve Main, 2<sup>nd</sup> Cumings

Approval of December 13, 2023 Minutes- Behrenwald, 2<sup>nd</sup> Main

No Public Comments

Zoning Admin Update of December permits by D. Kelsey

9984 Fitzner -home; 11772 N Johnson Dr. Barndominium; 8152 Harmony Dr Post Frame

Permitted uses land: Clearer use for commercial in Chapter 9. And comment 901 M Sect 12.  
Board will review and be going thru the ordinances one by one,

AG-1 wanting to put in parking across the road from them. We need more information from AG-1.

Blight- 6075 Pine; 6571 Schmeid, 11565 Elm, 11836 Hickory, 11589 Juniper, 11926 Almy, 9270 M46

Kelsey not using complaint form. Needs to use them and give a copy to the board.

Township Board Update- D. Behrenwald- approved Q Striker for Planning Commission. Can have 02/07/24 special meeting.

Old Business:

Master Plan Resolution- Motion to adopt Resolution of the 2024 Master Plan by Cumings, 2<sup>nd</sup> Morrow.

No discussion, all passed. Roll call Main, Behrenwald, Cumings, Morrow all yes.

Special Meeting: For Master Plan adoption, Solar Ordinance adoption.

Wind Ordinance changes- Motion by Main 2<sup>nd</sup> Cumings. 7A-change to 400 ft, 7c-change to 50 DBA/40LMAX, 7E to setback from all road and other infrastructure shall be one and one-half (1.5 ) the total tip height of the LWET = include in public hearing

Barndominium- Sec 3.24-12 Post frame is to follow Montcalm County building code with sealed print

Motion by Cumings, 2<sup>nd</sup> Main- include in 02-07-2024 public hearing. All yes

Lot size of Ag district- Remove 504 A, make B as A-Page 69 eliminate drawing. Motion by Behrenwald, 2<sup>nd</sup> Morrow. All yes

Solar Ordinance: Reviewed the ordinance. Cato board will give the ordinance number. Make all corrections and send the board the ordinance as it will appear. Motion to adopt Solar as presented by Morrow asking attorney/attorney review with public hearing 020724- 2<sup>nd</sup> Cumings.

New Business:

Change meeting from March 13 to March 20, 2024.

Attorney needs to review Wind, Solar, and Barndominium ordinance – Motion carried by all

Bylaws- Election of officers- Chair P. Morrow, motion by Behrenwald, 2<sup>nd</sup> Main, all yes

Motion to appoint G Towne to Note taker- by Morrow, 2<sup>nd</sup> Jake. All yes

Vice Chair Joe Main – Motion by Cumings, 2<sup>nd</sup> Morrow. All yes.

Public Comments – J Snyder- will draft be available for viewing, yes.

D Sweet –

Motion by Behrenwald – Public Hearing Request Form, Cato Twp Zoning Permit # Form Commercial, and Application for a Zoning Permit adding a line for reason for denial. 2<sup>nd</sup> by Main

Genny Towne

Minute Taker

01/10/2024