

Cato Township Planning Commission

Meeting Minutes

02-07-2024

6 pm

Call to order at 6PM

Pledge of Allegiance

Roll call- P Morrow, Q Striker, J Main, J Cumings, D Behrenwald

Main expires- 12-2025

Morrow expires 12-2024

Striker expires 12-2026

Behrenwald expires 11-2024

Cumings expires 12-2026

Absent Dave Kelsey

Approved Agenda, Motion by Behrenwald, 2nd Striker

No Public Comment

Approved 01-10-25024 minutes. Motion Morrow, 2nd Main

Old Business:

Open Public Hearing:

Solar-T Johnson, Cato Township- Letter, thank you for the work in township. Prayers for limiting Solar and Wind in the township and to protect the land for farming. Closed public comment for Solar Ordinance.

Public Hearing for Section 3.24, 5.04 – Post Frame/Barn-dominium

Thank you to the board working on this.

Public Hearing on Wind Sec 3.40:

T Johnson letter included. M Hubbard thank you for setting this back to original. Also, J Snyder thanked for returning back to originally submitted.

New Business:

Resolutions: Solar- with adjustments to lettering.

Motion Behrenwald, 2nd Main- adding included commercial industrial to zoning district.

Private- with adjustments for private solar energy districts, zoning districts will include ag residential, rural, residential and commercial industrial.

Require special land use

- b. Commercial- 5 acres in size or larger. permit
- c. Additional adjustments made to Commercial Solar Ordinance – 50' from all lot lines, public road right of way and 100' from all residential lot lines unless there is a waiver. Township at their sole discretion may allow lesser if approved and a waiver.

Motion- roll call- Cumings, Main, Striker, Behrenwald, and Morrow all yes.

Resolution -3.24 – 5.04- Motion by Striker, 2nd by Main to adopt.

Adopt Resolution Follow building code to follow Montcalm building code. All post frames are exempt from Sec 3.24 5.04(a)- (3 & 4). Motion Carried-Roll call, Behrenwald, Striker, Cumings, and Morrow all yes. Carried

Resolution for 3.40- Motion to pass the ordinance as written. Motion Striker, 2nd Cumings 2nd.

Resolution with adjustment- Sec 7.e. Minimum set-backs from all property lines will be 4x total height from all property lines, lakes, streams, right of way. Roll call All yes.

Year in review- by P. Morrow

Terms of Commissioners reviewed

Main expires- 12-2025

Morrow expires 12-2024

Striker expires 12-2026

Behrenwald 11-2024

Cumings – 12-2026

2024- 6 Meetings – Jan 10-2024, 03-20-2024, 05-08-2024, 07-10-2024, 09-11-2024, 12-11-2024

PC advised of trainings available to them. Suggest doing group training with attorney to reduce costs.

Reviewed plans for work in 2024. Blight, lake residential, tiny houses, pole barns, temporary use, private drives, Honeymoon Heights. All can be registered with the MTA for education.

Meeting closed

Public comment- D Sweet thanked for all the work on the ordinances. Blight ordinance disputes with county law enforcement.

M Hubbard against enforcing blight. People vs exempt properties.

G Towne question zonings for out buildings around the lake.

Striker- need to be a bit proactive on blight ordinances, blight. Township trash pickup.

Public comment closed.

Next Meeting 03-10-2024- Adjourned