

GARFIELD TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday, August 9, 2012

Garfield Township Hall

1138 W. Erickson Rd, Linwood MI 48634

MINUTES

The meeting was called to order by Bill Pelton the Chairperson at 6:30 P.M.

The Pledge was said in unison. Public attendance was five.

Roll call: Chairperson-Bill Pelton, Vice Chairperson-Bruce Bodrie, Secretary-Karen Snyder, Trustee-Joe Boudreau, Trustee-Jim Herber were present.

Reading and approval of April 3 meeting minutes: motion made by Bruce Bodrie/Jim Herber to approve, vote five yes. Motion carried. Reading, approval and corrections of June 26 meeting minutes: motion made by Bruce Bodrie/Jim Herber to approve, vote five yes. Motion carried.

Zoning Administrator Report: Leroy Day issued four permits. He also had a request for the regulations on mobile homes. The old ordinances had a section regulating mobile homes but the new ordinance has nothing. It will be added to the agenda for the next meeting to write a section to regulate mobile homes. A motion was made to request the Township Board to put in place a moratorium. The moratorium should eliminate the placement of any new mobile homes until the regulations can be added to the ordinances. Motion made by Bill Pelton/Jim Herber to approve, vote five yes. Motion carried.

Communications: None.

Motion made to open Public Comment must limit comments to three minutes and address the Chairman, Bill Pelton/Karen Snyder, vote five yes. Motion carried.

Public Comment: None

Motion made to close Public Comment, Jim Herber/Bruce Bodrie, vote five yes. Motion carried.

Motion made to open Unfinished Business, Karen Snyder/Bruce Bodrie, vote five yes. Motion carried.

Unfinished Business: Reviewed By-Laws and answers from the attorney.

Sections, 3.3 before misfeasance add misconduct, the attorney replied that the change was not made because "misconduct" is essentially the same as "misfeasance" and "malfeasance". Joe Boudreau wanted to know why the attorney did not add misconduct

in the by-laws as it is in the zoning ordinances with the definitions so people can understand without a dictionary. He stated it should be consistent to the zoning ordinances. After continued discussion it was determined to keep it the way it is and not send it the attorney for further changes. The final issue is the requirement of a member on the Planning Commission from the Zoning Board of Appeals (ZBA). We did not approve the by-laws and are requesting the Township Board to decide how to handle the matter.

The new ordinances also state that there are five members on the ZBA we currently have three members? By law if the population is more than 5000 there cannot be fewer than five and population under 5000 requires no fewer than three. The twp board needs to decide if they want more members on the ZBA or change the ordinances?

In April it was brought to the Planning Board's attention that the current ordinance limited children that wanted to participate in 4-H. Does 4-H fall under the Right to Farm Act? Does the Act allow the property owner to follow GAAMPS if the Zoning Map shows they are Agricultural/Rural Residential but the tax bill classifies the property as Residential? Karen Snyder called Steve Maloney a field agent for Right to Farm. He stated that if the property is classified Agricultural, the property owner could follow GAAMPS and the 4-H animals will not be restricted by the conditions in the zoning ordinances. Most of Garfield Township is zoned AG/Rural Residential, so most households would be able to raise farm animals, for the purpose of participating in 4-H under the Right to Farm Act, with no restrictions from the zoning ordinances.

The Master Plan Map is still in need of changes waiting until our new zoning enforcer is hired.

Medical marijuana was brought up. We need guidance from Township Board. Should it be added to the ordinances?

Discussion on Landfills, still do not think there is a way to write an ordinance to stop a landfill in our township. Keep on agenda for future discussion.

The Board had a request to add a noise and fireworks ordinance. Would this be zoning or a twp ordinance? Is there a twp ordinance currently in place for noise? Need to ask the Township Board how they would prefer we handle these topics?

Kitchen Road sand pit: Joe asked if all requirements of section C page 93 were satisfied before the permit was issued. There was a suggestion that the application and site plan be more specific, the land was divided and the legal description on the application was for the whole parcel. The estimate of the amount of sand being removed did not accurately reflect the drawings of the portion of sand being removed. Leroy was not sure if the bond was received by the clerk. He is going to follow up on the issue. Sand has started to be removed from the site.

An inconsistency in the zoning ordinances, on page 71 under special use, sand pits have a one year to renewal. On page 94 it states sand pits have two years. Page 94 needs to be amended to the one year to match other requirements.

Motion made to close Unfinished Business, Jim Herber/Karen Snyder, vote five yes. Motion carried.

Motion made to open New Business, Bill Pelton/Joe Boudreau, vote five yes. Motion carried.

New Business: Questions on the sand pit on Newberg. The permit has not been renewed and the pit has never been closed. Leroy is going to check if the bond is expired?

Planning procedures: Karen Snyder provided the other board members with a packet of information that will be reviewed at the next meeting to create a planning training/procedures manual. The first sample sheet had the appointments of each member and a space to write in the duties at each meeting for the year. Joe commented that as a board the planning commission does not keep track of the appointments of the planning board members they are kept by Kim. It was added for informational purposes and it is good practice to have both boards working together and helping each other for a common purpose. If we all work together there is added efficiency to the unit as a whole. Joe also commented that the procedures idea and collection of laws referenced in the ordinance was a redundant function that will become out dated and be of no use. Karen Snyder disagreed and stated that it would be training for the current board members as it is developed and a useful tool for new board members to get up to date with a summary of their duties. It is one place to quickly access how to do the functions expected of the planning board and to answer how to do simple clerical work that could be performed at the current meeting. Karen Snyder asked the members to please review the packet and write down questions that they have or had when they first started their position so they could be added to the manual. All ideas and input would be appreciated.

Motion to close New Business, Bill Pelton/Bruce Bodrie, vote five yes. Motion carried.

Next Planning Commission meeting October 2 at 6:30 PM.

Motion to adjourn Jim Herber/Joe Boudreau, five votes. Motion carried.

Adjourned 8:55 P.M.

Minutes by: Karen Snyder