

GARFIELD TOWNSHIP PLANNING COMMISSION

Regular Meeting

DECEMBER 4, 2018-6:30 p.m.

**Garfield Township Hall
1138 West Erickson Road, Linwood, MI 48634**

MINUTES

1. Meeting called to order by chairperson, Lee Deary at 6:32 P.M.
2. Pledge was recited.
3. Roll call was taken: Present: Lee Deary, Gregory Jacobs, Kathleen Niemiec, Ex-Officio: Leroy Day; Zoning Administrator: Kathryn Riggie
4. Attendance: 37
5. Minutes from previous meeting of October 18, 2018 were approved with #7 (b) to read ESCROW vs bond & letter of irrevocable credit. Motion with support: Jacobs/Day, motion carried.
6. Public Comment: 9 Motion/ support: Day/Niemiec, motion carried to open public comment.
7. Unfinished business: Motion/ support: Day/Jacobs
 - a. Airport concerns: December 10, 2018 @ 7pm, Pinconning Township Hall for further info. Chairman of Garfield Township Planning Commission to attend.
 - b. Escrow vs bonds & letter of irrevocable credit.
 - c. Cost of special use permit is established by Township Board per trustee.
 - d. Trustee questioned why people are in a land farm lease & sign for wind turbines.
 - e. Decommissioning: Reviewed Beaver Township (#17) with exception of (i) to read "Township Board" and (ii) to read "except collection lines". (see October 4, 2018 minutes under g)
 - f. Abandonment: Accept Beaver Township (#18). Motion w/support: Day/Niemiec. Vote: 4 yeas, 0 nays
 - g. Reasonable Conditions: Accept Beaver Township (#19). Motion w/support: Jacobs/Day. Vote: 4 yeas, 0 nays.
 - h. Transfer or Sale:(Motion w/support Day/Jacobs to adopt

Beaver

Township with exception "Township Board" (#21)(i). Vote: 4 yeas,

0 nays.

i. Wind Energy Conversion System Site Plan Review Procedure:

Motion w/support Day/Jacobs to adopt Beaver Township (e) with the following changes: "The entire ordinance shall have either security bond, escrow or letter or irrevocable credit." (9)" A copy of approval from Bay County Road Commission"; 13 (iv)to include "Avian wildlife study after cultural site" Vote: 4 yeas, 0 nays.

j. Supplementary Definitions: Motion w/support Day/Jacobs to accept Beaver Township (b). Vote: 4 yeas, 0 nays

. Questions for Garfield Township Attorney:

1. Blanket anything that says Beaver Township for our ordinance.

2. Waivers on shadow flicker, sound & setbacks. (#11)

3. Interference (#13)

4. Complaints & Resolutions (#16) (iv)

8. New business: Motion with support: Day/Niemiec, motion carried.

a. Establish Planning Commission Meetings for 2019:

December 18, 2018; January 8, 2019; January 22, 2019 with approval of Garfield Township Board to complete (WECS) ordinance.

February 5, May 7, August 6 and December 3, 2019

b. Annual Report to Township Board sent by secretary.

9. Report from zoning administrator (5 permits)

10. Next planning commission meeting is: December 18, 2018 at 6:30 p.m. at Township Hall.

11. Motion to adjourn meeting: Day/Jacobs. Meeting adjourned at 10 p.m.

Minutes submitted by Planning Commission Secretary-Kathleen Niemiec