**Garfield Township Planning Commission**

Regular Meeting-Final

4/11/2023 - 6:30PM

Garfield Township Hall

1138 West Erickson Rd.

Linwood, MI 48634

1. Meeting called to order by: Greg Jacobs @ 6:32PM
2. Pledge Recited
3. Roll Call:

|  |  |  |
| --- | --- | --- |
| Name | Present | Absent |
| Gregory Jacobs |[x] [ ]
| Christine Haas |[x] [ ]
| Anne Gies |[x] [ ]
| Paul Niemiec |[x] [ ]
| Kent Rugenstein |[x] [ ]
| Tom Gradowski |[x] [ ]

1. Attendance: 5 people
2. **Sand Permit**
3. **Greg asked for public, No Public Comment**
4. Motion to **approve meeting minutes** from 12/6/2022
	1. Motion to approve by: Christine Haas
	2. Motion supported by: Anne Gies
5. Report from Zoning Board (Tom Gradowski)
	1. SUP review for sand pit in New Business
6. Motion to **open** **public comment**
	1. Motion to open by: Paul Niemiec
	2. Motion supported by: Christine Haas
7. Public comments:
	1. None
8. Presentations:
	1. None
9. Motion to **close** **public** **comment**
	1. Motion to close by: Paul Niemiec
	2. Motion supported by: Christine Haas
10. Motion to **open** **new** **business**
	1. Motion to open by: Christine Haas
	2. Motion supported by: Kent Rugenstein
11. New business:
	1. Lighting ordinances:
		1. Looking into neighboring townships for guidance on our ordinance
			1. Bangor, Williams, Beaver, Kawkawlin, Monitor- Christine Haas
			2. Fraser, Mt. Forest, Pinconning, Gibson- Kent Rugenstein
			3. Larkin, Mills, Hope, Lincoln- Greg Jacobs
	2. Noise Ordinance
		1. Looking into neighboring townships for guidance on our ordinance
			1. Bangor, Williams, Beaver, Kawkawlin, Monitor- Christine Haas
			2. Fraser, Mt. Forest, Pinconning, Gibson- Kent Rugenstein
			3. Larkin, Mills, Hope, Lincoln- Greg Jacobs
		2. Bay County has a noise ordinance for the whole county as well.
	3. Unauthorized Campgrounds
		1. Per Tom Gradowski there is a piece of land with multiple campers on it currently (Newberg Rd.)
			1. Lawyers sent letters out and the occupants vacated the campers, but campers are still on property (uninhabited).
		2. Worried about proper sanitation and water issues.
		3. What permits need to be pulled/hoops to be jumped through for campgrounds to get started.
		4. Need to research, will revisit at future meeting.
	4. Right to Farm Act
		1. Do the state and township ordinances/policies coincide with each other?
		2. Research into what is involved with the state policy vs. the township ordinances.
		3. Will review at the next meeting.
	5. Master Plan
		1. Costly to do a complete overhaul ($30,000 was the number thrown out there), could we amend the current Master Plan?
		2. Anne Gies is the lead for the Master Plan “re-do”
		3. Need to verify with the board to see what is reasonable according to the budget and needs of the Master Plan.
	6. SUP for Sand Removal
		1. Located on the Southside of Anderson, West of Carter.
		2. Al Sandow from Earth Movers
			1. Couple thousand yards (6,000 was the number that was given)
			2. West of Gushow’s current sand pit
			3. Only plan to take top portion, will be level with current elevation once done.
			4. Topsoil will be saved and distributed back over the land once sand is all taken off
			5. Estimating about 2-3 years of work
			6. Estimated 6 feet from top of sand ridge to “ground level”
			7. Only digging in one area
			8. Total property is roughly 50 acres and sand pit is roughly 3 acres (if he had to guess)
			9. Sand has already been removed without a permit.
				1. About 3,000 yards
				2. Sand is currently exposed.
		3. Megan Donaldson-adjacent property owner said sand pit is closer than 50 ft off the property line.
			1. Her husband went out to measure, and it is actually 10 feet off the staked-out property line which is too close according to the township.
		4. Actions needed by property owners/Earth Movers
			1. Survey the actual area of excavation and give a more accurate number of acres.
			2. Verify how far off the property line the excavation is taking place.
				1. If closer than 20 feet, have a plan to correct at Special Meeting on May 2, 2023 @ 6:30PM.
		5. Permit Fee of $800 has been paid.
		6. Paul Niemiec to ask the Board if there is a penalty if work was done without a permit.
	7. Bond Cancellation at 651 N Garfield Rd (Wackerle)
	8. Training: Breaking the Code-MTA
		1. PC members who would like to attend:
			1. Gregory Jacobs
			2. Christine Haas
			3. Anne Gies
			4. Kent Rugenstein-if able to do virtually
		2. Paul Niemiec will bring to board to make sure all four can attend
	9. Representative from PC to Zoning Board of Appeals
		1. Kent Rugenstein volunteered.
			1. Approved 4 to 0
	10. Electronic Payroll information is needed by all PC members for direct deposit
12. Motion to **close** **new** **business**
	1. Motion to close by: Christine Haas
	2. Motion supported by: Paul Niemiec
13. Motion to **open** **unfinished** **business**
	1. Motion to open by: Christine Haas
	2. Motion supported by: Kent Rugenstein
14. Unfinished business:
	1. Clarification made with MTA that a Township Board Representative can hold a chair on the Planning Commission
	2. Secretary Position needs to be filled.
		1. Kent Rugenstein volunteered.
	3. Chairperson Position needs to be filled.
		1. No volunteers
		2. Greg will stay on as chairperson for the remaining meetings of this year.
15. Motion to **close** **unfinished** **business**
	1. Motion to close by: Anne Gies
	2. Motion supported by: Kent Rugenstein
16. Next meeting: 6/6/2023 @ 6:30PM
17. Motion to **adjourn** **meeting**:
	1. Motion to approve by: Anne Gies
	2. Motion supported by: Kent Rugenstein
18. Meeting adjourned at: 8:13PM