

# **GARFIELD TOWNSHIP PLANNING COMMISSION**

## **REGULAR MEETING**

**Tuesday November 1, 2011**

**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 seven. Also attending was Township Board member Betty Monsion and Zoning Administrator Leroy Day.

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

Joe Boudreau recorded the meeting.

Reading, and approval of last meeting minutes: Motion made by Bruce Bodrie/Bill Pelton to approve October 11, 2011 meeting minutes, vote four yes. Motion carried.

Zoning Administrator Report: none

Communications: None.

Motion made to open Public Comment must limit comments to three minutes and address the Chairman, Karen Snyder/ Bruce Bodrie, vote four yes. Motion carried.

Public Comment: None.

Motion made to close Public Comment, Bruce Bodrie/Bill Pelton, vote four yes. Motion carried.

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

Unfinished Business: Motion to add review of Section 4.24, Karen Snyder/Bruce Bodrie, Joe Boudreau said we cannot open the sections because we did not allow the public to open items already voted on. It will need to be reviewed at the Public Hearing. Vote was not taken.

Questions from 9-13-11 only one not answered. How will Wade Trim charge for corrections? Jim Dubay said it was a one-time fee and would not cost anymore to make the changes.

Section 4.34 Kennels pg. 74, after some discussion the section was tabled, Bruce Bodrie/Bill Pelton. Vote four yes, motion carried. Item will be added to the next meeting agenda.

Motion made to close Unfinished Business, Bruce Bodrie/Bill Pelton, vote four yes. Motion carried.

Motion made to open New Business, Karen Snyder/Bruce Bodrie, vote four yes. Motion carried.

New Business: Review of Zoning Ordinances: Section 4.43 Places of Worship: (section number will change due to prior deleted sections) motion to add E *The Planning Commission shall establish reasonable measures to mitigate any adverse impacts to surrounding properties.* Bill Pelton/Bruce Bodrie, vote four yes. Motion carried.

Section 4.44 Plant Material Nurseries: (section number will change due to prior deleted sections) motion to add E *The Planning Commission shall establish reasonable measures to mitigate any adverse impacts to surrounding properties.* Bruce Bodrie/Karen Snyder, vote four yes. Motion carried.

Section 4.45 Public Utility Buildings: Motion to add D *The Planning Commission shall establish reasonable measures to mitigate any adverse impacts to surrounding properties and E All ingress and egress to the site shall be directly from a hard surfaced road. This requirement may be waived by the Planning Commission upon a determination that said requirement is not necessary for the protection of the health, safety, convenience and general welfare of the community.* Bill Pelton/Karen Snyder, vote four yes, motion carried.

Section 4.46 Recreation Facilities, Private Outdoor: (section number will change due to prior deleted sections) Motion to change A (2) from 250 feet to 25 feet. Add A (4) *The Planning Commission shall establish reasonable measures to mitigate any adverse impacts to surrounding properties.* Add A (5) *The Planning Commission shall establish reasonable measures to mitigate any adverse impacts to surrounding properties and (E) All ingress and egress to the site shall be directly from a hard surfaced road. This requirement may be waived by the Planning Commission upon a determination that said requirement is not necessary for the protection of the health, safety, convenience and general welfare of the community.* Remove last sentence of D (2) *Occupancy within the park shall limited from April 1<sup>st</sup> to December 1<sup>st</sup>.* Change D (4) to 40 sites. Karen Snyder/Bill Pelton, vote four yes, motion carried.

Section 4.47 Restaurants, Drive-In and Carry-Out: (section number will change due to prior deleted sections) Motion to add E *The Planning Commission shall establish reasonable measures to mitigate any adverse impacts to surrounding properties.* Bill Pelton/Karen Snyder, vote four yes, motion carried.

Section 4.48 Riding Stables, Public: (section number will change due to prior deleted sections) Motion to add D *The Planning Commission shall establish reasonable*

measures to mitigate any adverse impacts to surrounding properties. Bruce Bodrie/Bill Pelton, vote four yes, motion carried.

Section 4.49 Showroom and/or Outdoor Sales of New and Second-Hand Automobiles, Boats, recreational Vehicles, Motor Homes, Snowmobiles, Trucks and Trailers, and Similar Products: (section number will change due to prior deleted sections) Motion to add G The Planning Commission shall establish reasonable measures to mitigate any adverse impacts to surrounding properties. Karen Snyder/Bill Pelton, vote for yes, motion carried.

Section 4.50 Sanitary Landfills: (section number will change due to prior deleted sections) some discussion motion to table Bruce Bodrie/Karen Snyder, vote four yes, motion carried.

Section 4.51 Schools: (section number will change due to prior deleted sections) Motion to add C The Planning Commission shall establish reasonable measures to mitigate any adverse impacts to surrounding properties. Karen Snyder/Bruce Bodrie, vote four yes, motion carried.

Section 4.52 Smelting, Stamping, Rolling, Plating, Refinishing and Forging of Metal: (section number will change due to prior deleted sections) Motion to add C The Planning Commission shall establish reasonable measures to mitigate any adverse impacts to surrounding properties. Bill Pelton/Bruce Bodrie, vote four yes, motion carried.

Section 4.53 Truck Stops, Truck Terminals: (section number will change due to prior deleted sections) Motion to add E Planning Commission shall establish reasonable measures to mitigate any adverse impacts to surrounding properties. Bruce Bodrie/Bill Pelton, vote four yes, motion carried.

Motion to continue working past 8:30 to finish the Wind Energy Conversion Systems, On-Site Residential section. Bruce Bodrie/Bill Pelton, vote four yes, motion carried.

Section 4.54 Wind Energy Conversion Systems, On-Site: (section number will change due to prior deleted sections) Motion to change name to Wind Energy Conversion Systems, On-Site Residential and correct all references in the section to the same name. Change C to read as two parts the first as Lot Size. The minimum lot size for a WECS on-site Residential shall be five (5) acre. The second part will be the rest of C starting with Building. Delete F and F (1). Change G (1) to add Lattice design. Delete the first sentence of G (2). In J after 5 dBA reference a sound with similar dBA. Delete K (2) and L. In M delete as provided in subsection L above. Delete N (2) and (3) and add Planning Commission shall establish reasonable measures to mitigate any adverse impacts to surrounding properties. Also add Planning Commission may require additional information and add a disclaimer that will allow the Planning Commission to waive or change the above requirements. Add All ingress and egress to the site shall be directly from a hard surfaced road. This requirement may be waived by the Planning Commission upon a determination that said requirement is not necessary for the

protection of the health, safety, convenience and general welfare of the community.  
Karen Snyder/Joe Boudreau, vote three yes, one no Bruce Bodrie, motion carried.

Section 4.55 Wind Energy Conversion Systems, On-Site Commercial: Garfield area is currently not designated for commercial wind energy systems. Have Adam add a disclaimer that will give the Planning Commission the right to approve site plans and have the rights to make a decision if the area is change to be designated for commercial wind energy systems. This addition was part of the motion for section 4.54 above.

Change definition on pg. 130 name to Wind Energy Conversion System, On-Site Residential and change the 15 kilowatts to 20.

Review ended at Section 4.55 Wineries, page 87.

Motion to close New Business, Joe Boudreau/Bruce Bodrie, vote four yes. Motion carried.

Next Planning Commission meetings November 10th at 6:30 PM.

Motion to adjourn Joe Boudreau/Bruce Bodrie, vote four yes. Motion carried.

Adjourned 8:40 P.M.

Minutes by: Karen Snyder