

GARFIELD TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Tuesday, September 13, 2011

Garfield Township Hall

1138 W. Erickson Rd, Linwood MI 48634

MINUTES

The meeting was called to order by Bill Pelton the Chairperson at 6:00 P.M.

The Pledge was said in unison. Public attendance was four. 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, Trustee-Jim Herber were present.

Joe Boudreau recorded the meeting.

Reading, corrections and approval of last meeting minutes: Motion made by Bruce Bodrie/Bill Pelton to approve September 6, 2011 meeting minutes, vote five yes. Motion carried.

Zoning Administrator Report: none

Communications: none

Motion made to open Public Comment, Joe Boudreau/ Jim Herber, vote five yes. Motion carried.

Public Comment: Sherri Protasiewicz thinks that the removal of tents from Section 3.10 is in violation of the Anti-Blight Ordinance of 1998 (Garfield Township Ordinance No. 98 A). Planning Commission will put it on the agenda of the next meeting.

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

Motion made to open Unfinished Business, Bill Pelton/ Karen Snyder, vote five yes. Motion carried.

Unfinished Business: Review of questions from the September 6th meeting to the Township Board and Wade Trim, the following answers were given:

An inquiry was made as to when the Planning Commission would have copies of the township ordinances. Joe Boudreau said that he spoke to Kim Day and that the ordinances are not in order. She will try to get a high school student to type the

township ordinances so they may be electronically kept and added to the township website. The Planning Commission wants to know the timeline as to when we can expect they will be available. Joe Boudreau wanted it noted that some are expired, and need to be updated.

Jim Herber wanted to know if we need to follow the regular meeting rules or can we do a shortened version on our special meeting nights to speed up the zoning review? Response from Kim Day: These are NOT special meetings they are regular meetings. You have to follow the same procedure for every meeting.

The Planning Board asked if all public acts and/or laws referenced in the zoning ordinances could be provided by Wade Trim. We were instructed that if we want the referenced laws from the zoning ordinances it would cost extra for Wade Trim to provide them so we need to look them up ourselves.

Karen Snyder wanted to know if the December 6th meeting could be changed due to a conflict (medical). Per Kim Day the Planning Commission can discuss and make a motion to change the meeting date if all are in agreement. Joe suggested waiting till a later meeting to decide on a date. Motion made, all agree upon a change but to decide the date at a later meeting, Jim Herber/Bruce Bodrie, vote five yes. Motion carried.

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

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

New Business: Motion to open the meeting to the public, Joe Boudreau/Jim Herber, vote five yes. Motion carried. Bill Pelton opened the meeting to the public.

Review of Zoning Ordinances: Section 3.22 Outdoor Wood-Fired Boilers. (section number will change due to prior deleted sections). Sherri Protasiewicz stated that smoke comes in her windows from the home next door. Mt Forest has received smoke complaints. Copy of the Fraser Township ordinance was given to all members of the Planning Commission. All members of the board are to review and determine their changes to Section 3.22. Motion to table the wood burners section until the next meeting was made by Karen Snyder/Jim Herber, vote five yes. Motion carried.

Section 3.23- Signs (section number will change due to prior deleted sections) motion made to keep unchanged, Joe Boudreau/Bill Pelton, vote five yes. Motion carried.

Section 3.24- Off Street Parking (section number will change due to prior deleted sections) some discussion on it, determined to keep as is, Karen Snyder/Bruce Bodrie, vote five yes. Motion carried.

Section 3.25- Open Space Preservation (section number will change due to prior deleted sections). Motion made to accept Jim Herber/Bill Pelton, vote five yes. Motion carried.

Section 4.01- Adult Entertainment Facilities: Sherri Protasiewicz commented that she would like to see entertainment facilities out where there are no homes, churches or other businesses. Motion made, directed to the Township Board, to have the attorney write an Adult Entertainment Facilities ordinance that he can defend; we will include copy of the definitions from Wade Trim version of ordinances and another ordinance provided by Sherri Protasiewicz. The Planning Commission would like the ordinance to discourage the covered adult activity both indoors and outdoors (including mobile vehicles).

Sections 4.02 and 4.03 Adult Foster Care Homes, Large Group and Small Group: Why are they in Article IV special approval when we cannot regulate or give special use permit?

Motion made to provide all material to Wade Trim, Jim Herber/Joe Boudreau, vote five yes. Motion carried.

Section 4.04 Agricultural Equipment Sales and Service- motion made to change Township to Planning Commission Karen Snyder/Bill Pelton, vote three yes, two no (Jim Herber, Joe Boudreau). Motion carried.

Motion made to continue until 8:30 P.M., Karen Snyder/Jim Herber, vote five yes. Motion carried.

Sections 4.05-4.07 make the same changes as Section 4.04 above to all, vote five yes. Motion carried.

Section 4.08 Airports/Landing Fields- motion to delete D, add new D The Planning Commission shall establish reasonable measures to mitigate any adverse impacts to surrounding properties, Karen Snyder/Jim Herber, vote five yes. Motion carried.

Section 4.09 Auction Sales Establishments- motion to delete C add new C The Planning Commission shall establish reasonable measures to mitigate any adverse impacts to surrounding properties. Joe Boudreau/Jim Herber, vote five yes. Motion carried.

Section 4.10 Automobile Detailing Stations, Automobile Service Stations, Automobile Service Repair Stations and Automobile Wash Stations- motion to add K The Planning Commission shall establish reasonable measures to mitigate any adverse impacts to surrounding properties. Joe Boudreau/Bruce Bodrie, vote five yes. Motion carried.

Section 4.11 Bars and Lounges - motion to add E The Planning Commission shall establish reasonable measures to mitigate any adverse impacts to surrounding properties. Jim Herber/Bill Pelton, vote five yes. Motion carried.

Section 4.12 Bed and Breakfast Establishments- motion to add K The Planning Commission shall establish reasonable measures to mitigate any adverse impacts to surrounding properties. Jim Heber/Joe Boudreau, vote five yes. Motion carried.

Section 4.13 Business Schools, Colleges and Private Schools Operated for Profit-
motion to add E The Planning Commission shall establish reasonable measures to
mitigate any adverse impacts to surrounding properties. Joe Boudreau/Bruce Bodrie,
vote five yes. Motion carried.

Section 4.14 Cemeteries- motion to add D The Planning Commission shall establish
reasonable measures to mitigate any adverse impacts to surrounding properties. Jim
Herber/Joe Boudreau, vote five yes. Motion carried.

Section 4.15 Clinic- need legal definition for clinic, human, motion to question the
attorney how to define clinic, human to correctly isolate/prevent it from including medical
marijuana dispensaries (care givers), Joe Boudreau/Jim Herber, vote five yes. Motion
carried. Need question given to Township Board for the Attorney.

Ended at Section 4.15 page 60.

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

Motion made to hold the second regular meeting in October on the 11th at 6:30 P.M.,
Joe Boudreau/Jim Herber, vote five yes. Motion carried.

Motion to adjourn Jim Herber/Joe Boudreau. Motion carried.

Adjourned 8:35 P.M.

Next Planning Board Meeting: Tuesday, October 4, 2011 @ 6:30 P.M.

Minutes by: Karen Snyder