**Garfield Township Planning Commission**

Regular Meeting-Final

12/3/2024 - 6:00PM

Garfield Township Hall

1138 West Erickson Rd.

Linwood, MI 48634

1. Meeting called to order by: Gregory Jacobs @ 6:00
2. Pledge Recited
3. Roll Call:

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| Name | Present | Absent |
| Gregory Jacobs |[x] [ ]
| Katie Anschutz |[x] [ ]
| Amy Bromberg |[x] [ ]
| Sally Lewis |[x] [ ]
| Kent Rugenstein |[x] [ ]
| Tom Gradowski |[x] [ ]

1. Attendance: 21
2. **Approve Agenda**
	1. Motion to approve by: Amy Bromberg
	2. Motion supported by: Sally Lewis
3. Motion to **approve meeting minutes** from 9/3/2024
	1. Motion to approve by: Kent Rugenstein
	2. Motion supported by: Katie Anschutz
4. Motion to **approve meeting minutes** from 11/12/2024
	1. Motion to approve by: Katie Anschutz
	2. Motion supported by: Kent Rugenstein
5. Report from Zoning Board (Tom Gradowski)
	1. Gushow Sand Permit Hearing
6. Motion to **open** **public comment**
	1. Motion to open by: Gregory Jacobs
	2. Motion supported by: Choose an item.
7. Public comments:
	1. No General Public Comment
8. Presentations:
	1. None
9. Motion to **close** **public** **comment**
	1. Motion to close by: Choose an item.
	2. Motion supported by: Choose an item.
10. Motion to **open** **new** **business**
	1. Motion to open by: Sally Lewis
	2. Motion supported by: Katie Anschutz
11. New business:
	1. Gushow Sand Permit (1153 W Anderson)
		1. Remove 2 inches of topsoil over 19 acres on east portion of property
			1. Looking start topsoil removal in spring of 2025
			2. Would like to remove a small amount to keep the area agricultural
		2. Remove sand on approximately 7 acres of west portion
			1. Sand removal would take place following completion of sand removal
		3. Make the land farmable once complete.
		4. Clear woods off property to make entire property farmable
		5. Need to check with topsoil removal
		6. Remove 70 percent of topsoil no less than 6 inches.
		7. Missing
			1. Setbacks
			2. Utility Plans,
			3. Footage
			4. Site Plan
		8. Example document of operating conditions
			1. Similar to past sand permits
				1. Controlling dust
				2. Truck routes
				3. Hard surface
				4. Fencing
				5. Hours of operation
				6. Emergency use
		9. Why is additional site needed
			1. Top Soil is what is needed, sand will still come out of Carter Rd pit until it is completed (Next 2-3 years)
		10. Re-meet prior to April to discuss because mining Top Soil is new territory
			1. Would be leaving no less than 6” of top soil (Sample indicated roughly 10” of top soil)
	2. Renewable Energy and Battery Storage Addendums
12. Motion to **open** **public comment**
	1. Motion to open by: Katie Anschutz
	2. Motion supported by: Kent Rugenstein
13. Public comments:
	1. How do we stop it all together
	2. Kathy Niemic- Bay County Commissioners would like wind and solar to stay in local control. Garfield Twp is taking Foster-Swift recommendations.
	3. Mark Wahl- Are we following recommendations from Foster-Swift (Mike Homier)?
		1. 87% of all want local control
	4. Vickie Mollinger- Rights are being taken away. We have to fight and stand behind what the people want.
	5. Chad Sheppard- Ordinance changes coming from lawyers
	6. Sandra Jo- Disappointed in Lansing Legislators. Majority of community and farmers feel rights are being taken away. Doesn’t want wind and solar in the community.
	7. Doug Griffiths-If they repeal PA233 do we go back to original ordinance?
		1. Notation at bottom of document that states if they repeal than the changes don’t stay
	8. Chad Sheppard- Map of top soil
	9. Steve Grey- Bangor Township. Perceived as pro-wind. Proceed with caution. He supports him not voting
		1. Fraser township dug themselves into a hole.
	10. John Cristaphorum- Initial cost is outrageous, takes 7 years and 6 months (best case scenario) to pay for themselves. Will take much longer to make dividends. We don’t need them.
	11. Laurie Kraft- Should be trees and farmland. The wind and solar disrupt health. Property value will decrease. Save the land, doesn’t want in her neighborhood.
	12. Larry Davis- Take a stand, does not want wind/solar
14. Motion to **close** **public comment**
	1. Motion to open by: Kent Rugenstein
	2. Motion supported by: Amy Bromberg
15. Response to questions from public comment – Greg recused himself from opinions/voting.
	1. Mark Wahl- Yes, the recommendations are from Foster-Swift
	2. Chad Sheppard- Yes, ordinance changes coming from Foster-Swift
	3. Doug Griffiths- Yes, the changes are not made if PA233 is repealed
	4. Rest of the comments were people stating opinions, not really questions.
	5. Battery storage is not currently part of our ordinance so that will be added to our current ordinance regardless.
	6. Foster-Swift is making these recommendations because the local ordinances have to be in accordance with PA233 in order for it to be valid.
16. Roll call vote to send lawyers recommendation from Foster Swift for Township Board approval

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| --- | --- | --- |
| Name | Yay | Nay |
| Gregory Jacobs\* |[ ] [ ]
| Katie Anschutz |[x] [ ]
| Amy Bromberg |[x] [ ]
| Sally Lewis |[x] [ ]
| Kent Rugenstein |[x] [ ]

\*Recused himself from voting or discussing

1. Bay County Noise Ordinance
	1. Currently only have a county ordinance
		1. Complaints have to go to the county
		2. No township enforcement
		3. May be best to implement a township ordinance
	2. Look at other Township noise ordinances to see what they are doing/have
		1. Amy – Kawkawlin, Fraser
		2. Katie- Beaver, Mt Forest
		3. Sally - Gibson, Monitor, Bangor
2. Renewable Energy Handout
	1. Our renewables follow this.
3. Land Use Handout
	1. Masterplan – informed everyone on survey, was out during voting, sent in taxes, going on Townships’ website
		1. One per person
	2. Planning commission and ZBA working together
	3. If we need more information, to have public focus group or forum to get information we didn’t get from survey.
	4. Review Masterplan vision or come up with own rendition.
		1. Currently has purpose in our MP.
		2. Review page 21 of handout (Common Problems)
	5. Research lack of housing and issues in Township (Page 25)
		1. Tom Gradowski- We have an issue with lots accumulating campers with many families without adequate utilities (septic).
4. Planning Commission By-Laws
	1. Table until next meeting – **review MTA Bylaws**.
5. Ditch Digging
	1. Kitchen Rd. should be taken up with Township Board.
6. Motion to **close** **new** **business**
	1. Motion to close by: Kent Rugenstein
	2. Motion supported by: Sally Lewis
7. Motion to **open** **unfinished** **business**
	1. Motion to open by: Amy Bromberg
	2. Motion supported by: Katie Anschutz
8. Unfinished business:
	1. Grappin Pond Violation
		1. Tom will make site visit to verify progress/see if completed
		2. Lawyer recommended to work with owners to rectify issue instead of taking legal route if possible.
	2. Lighting Ordinance
		1. Amy will check-in on progress with Lawyer.
	3. Code Enforcement
		1. PC and Board have meeting to discuss code enforcement.
	4. MTA Training
		1. Table – Greg check with Township Board
	5. Master Plan
		1. Amy ask Sean to get survey on the website.
			1. February 28 cut off date
			2. Divide and conquer – Greg and Katie will due initial tallying– ask for help if more than a couple hours
			3. Amy – updated tables, will send out and review at the next meeting
	6. Next meetings - Feb 4th, April 1st, June 3rd, Aug 5th, Oct 7th, Dec 2nd @ 6:30 pending Township Approval
	7. Chair person – Greg volunteered

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| --- | --- | --- |
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| Amy Bromberg |[x] [ ]
| Sally Lewis |[x] [ ]
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* 1. Secretary- Kent volunteered

|  |  |  |
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| Kent Rugenstein |[x] [ ]

1. Motion to **close** **unfinished** **business**
	1. Motion to close by: Amy Bromberg
	2. Motion supported by: Sally Lewis
2. Next meeting: 2/4/2025 @ 6:30PM (depending on Board Approval)
3. Motion to **adjourn** **meeting**:
	1. Motion to adjourn by: Katie Anschutz
	2. Motion supported by: Kent Rugenstein
4. Meeting adjourned at: 7:35PM