**Garfield Township Planning Commission**

Regular Meeting-Final

9/3/2024 - 6:30PM

Garfield Township Hall

1138 West Erickson Rd.

Linwood, MI 48634

1. Meeting called to order by: Gregory Jacobs @ 6:30
2. Pledge Recited
3. Roll Call:

|  |  |  |
| --- | --- | --- |
| Name | Present | Absent |
| Gregory Jacobs |[x] [ ]
| Katie Anschutz |[x] [ ]
| Amy Bromberg |[x] [ ]
| Paul Niemiec |[x] [ ]
| Kent Rugenstein |[x] [ ]
| Tom Gradowski |[x] [ ]

1. Attendance: 1
2. **Approve Agenda**
	1. Motion to approve by: Kent Rugenstein
	2. Motion supported by: Katie Anschutz
3. Motion to **approve meeting minutes** from 4/2/2024
	1. Motion to approve by: Kent Rugenstein
	2. Motion supported by: Paul Niemiec
4. Motion to **approve meeting minutes** from 6/4/2024
	1. Motion to approve by: Kent Rugenstein
	2. Motion supported by: Paul Niemiec
5. Motion to **approve meeting minutes** from 6/4/2024 (Special Meeting)
	1. Motion to approve by: Kent Rugenstein
	2. Motion supported by: Paul Niemiec
6. Motion to **approve meeting minutes** from 8/7/2024 (Special Meeting)
	1. Motion to approve by: Kent Rugenstein
	2. Motion supported by: Paul Niemiec
7. Report from Zoning Board Administrator (Tom Gradowski)
	1. 1 permit for a pole barn on Kitchen Road.
8. Motion to **open** **public comment**
	1. Motion to open by: Kent Rugenstein
	2. Motion supported by: Paul Niemiec
9. Public comments:
	1. None
10. Presentations:
	1. None
11. Motion to **close** **public** **comment**
	1. Motion to close by: Paul Niemiec
	2. Motion supported by: Kent Rugenstein
12. Motion to **open** **new** **business**
	1. Motion to open by: Amy Bromberg
	2. Motion supported by: Katie Anschutz
13. New business:
	1. MTA meeting in Frankenmuth, Katie Anschultz
		1. Short term rentals
			1. Lake Properties
				1. Not having ordinances for noise, traffic, parking etc.
				2. Plan ahead in zoning and ordinances be prepared for enforcement.
		2. Renewable Energy
			1. Back in the State’s hands
			2. State creating ordinances for height barriers
			3. What projects are covered by the new law.
			4. Solar provisions
			5. Provisions around large scale battery storage (very clear directions for access to battery storage facilities).
				1. Fire protection

Lack of access to fight fires at battery storages

Certified fire fighters

* + - 1. Easement rights for transmission lines
			2. Rules on concealed carry at township properties.
				1. Irate individuals
		1. Time limit for public comment.
		2. Scheduling meeting and posting meeting.
		3. Authority to control meeting
			- 1. Out of order for public interruptions

Verbal warnings

Police officer?

Cannot breach the peace

* + 1. Conflict of interest
			- 1. Have an alternative step in
				2. Standard of Ethics
		2. Proactive amendments to Masterplan and ordinances
			1. Issues in other counties with business signage.
	1. Michigan Renewable Legislation, Act 233-Solar, Act 234-Wind
		1. Act for Batteries
		2. Township Board going to review how to respond to State Acts
			1. CREO
			2. Modify
			3. Do nothing
	2. Homework-Review Land Use Defining Your Township’s Future and Renewable Energy handouts for next meeting.
	3. Planning Commission Roles and Responsibilities
		1. Review bylaws and add/amend the bylaws.
1. Motion to **close** **new** **business**
	1. Motion to close by: Kent Rugenstein
	2. Motion supported by: Paul Niemiec
2. Motion to **open** **unfinished** **business**
	1. Motion to open by: Kent Rugenstein
	2. Motion supported by: Paul Niemiec
3. Unfinished business:
	1. Grappin Sand Pit:
		1. Halt work on sandpit
		2. Fix violation on pond
			1. Can fix if not going to fix enforcement
		3. Township working on violation enforcement ordinances
	2. Lighting Ordinance
		1. Lawyer thought ordinance needs to zoning not a policing ordinance, Lawyer still reviewing.
	3. Greg going to bring the pond violations and lightning ordinance to the Township Board.
		1. Amy attending meeting to find out results.
	4. Bay County Noise Ordinance
		1. Tabling until December
	5. Code Enforcement, meeting with Attorney September or October
	6. MTA Training
		1. All training available again in December 2024
			1. Decide if additional training meeting are necessary.
		2. F102 is next to review
	7. Master Plan:
		1. No additional comments to add to the survey.
		2. Survey-Microsoft program -Forms – to provide online
			1. Going to check computer for software and if not – Amy will get with Sean.
			2. Survey will go out on website and newsletter on online survey.
		3. Section 4 Tables
			1. Amy volunteer to work on them
			2. Table 2, 3, and 4
4. Motion to **close** **unfinished** **business**
	1. Motion to close by: Kent Rugenstein
	2. Motion supported by: Amy Bromberg
5. Next meeting: 12/3/2024 @ 6:30PM
6. Motion to **adjourn** **meeting**:
	1. Motion to adjourn by: Paul Niemiec
	2. Motion supported by: Kent Rugenstein
7. Meeting adjourned at: 7:45