**Garfield Township Planning Commission**

Regular Meeting-Final

4/15/2025 - 6:30PM

Garfield Township Hall

1138 West Erickson Rd.

Linwood, MI 48634

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

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

1. Attendance: 0
2. **Approve Agenda**
	1. Motion to approve by: Amy Bromberg
	2. Motion supported by: Katie Anschutz
3. Motion to **approve meeting minutes** from 2/4/2025
	1. Motion to approve by: Kent Rugenstein
	2. Motion supported by: Amy Bromberg
4. Motion to **approve meeting minutes** from 3/4/2025
	1. Motion to approve by: Katie Anschutz
	2. Motion supported by: Kent Rugenstein
5. Report from Zoning Board (Tom Gradowski)
	1. Grappin violation – Tom needs to complete final inspection – due by June meeting
	2. Fencing violation in Crump, sent two certified letters Tom and attorney.
		1. Fence is facing the wrong direction
		2. Still working on it
	3. Campers are getting out of hand
		1. East of Sylvester on Linwood
		2. Multiple instances were residences and campers on the same property not following our ordinance.
		3. Tom is putting letters together for the properties.
		4. Need penalty after three letters.
		5. Blight officer for court dates, inspection and handle these instances.
		6. Need to update ordinances.
6. Motion to **open** **public comment**
	1. Motion to open by: Amy Bromberg
	2. Motion supported by: Sally Lewis
7. Public comments:
	1. None
8. Presentations:
	1. None
9. Motion to **close** **public** **comment**
	1. Motion to close by: Amy Bromberg
	2. Motion supported by: Katie Anschutz
10. Motion to **open** **new** **business**
	1. Motion to open by: Kent Rugenstein
	2. Motion supported by: Katie Anschutz
11. New business:
	1. MTA training – Sally attending May 7, 2025 4-8pm
12. Motion to **close** **new** **business**
	1. Motion to close by: Kent Rugenstein
	2. Motion supported by: Amy Bromberg
13. Motion to **open** **unfinished** **business**
	1. Motion to open by: Katie Anschutz
	2. Motion supported by: Kent Rugenstein
14. Unfinished business:
	1. Cell Tower approved by the Township Board
	2. Spot Zoning – Bodrie commercial in residential area.
		1. Outside commercial district
		2. Doesn’t fit into rural character of surrounding properties
		3. Commercial objectives under Master Plan
			1. Storage here doesn’t fit into the Master Plan
		4. Rural (gravel) roads don’t accommodate/support commercial traffic
		5. Many other storage facilities within 25 miles.
	3. Transmission place on Garfield and Erickson
		1. Pulled permits but didn’t have property rezoned, need to verify permit.
	4. Gushow Sand Permit, west of 1153 West Anderson Road
		1. Missing site plan footage, setbacks, utilities, haul road. Slope, etc.
		2. Once missing documents are provided, will approve at the next meeting.
		3. Topsoil has not applied for permit.
	5. Topsoil
		1. Amy found townships with approval for mining but no specific ordinances, follows sand mining.
		2. Katie, no specifics on ordinance
			1. Spoke with Mark at Bay County Soil Commission
				1. Topsoil – look at wetlands and soil erosion, SESC, 500 feet away from drainage ditch, river, lake or pond. 4 to 6 inches left for agriculture, but was mainly plant grass for residential purposes.
		3. Sally – Bangor Township – no ordinance, Monitor and Gibson no information on topsoil.
		4. Kent – Pinconning Township -if we agree, item 2 g from ordinance should added to ordinance. Provided NRCS soil documentation.
		5. Greg – spoke with land appraiser
			1. wheat roots require up to 5 feet
			2. Corn can have roots up to 60 inches but often less.
			3. Soybean up to 5 feet but generally 6 to 12 inches.
			4. Removing topsoil makes plants less drought resistance.
			5. Is it in the Master Plan regarding removing topsoil, no want agricultural.
			6. Taking 50 percent of value of land.
			7. Sand and topsoil are resources, topsoil has much more value than the sand.
			8. Sod farmers don’t remove topsoil, it is valuable resources.
			9. Townships are adding/writing ordinances for topsoil removal.
			10. Reduce value of the land, less value, less taxes.
			11. Precedence – once started will open the door to take more and more at other/future projects.
	6. Amy made a motion to disallow the removal of topsoil in the township with support from Sally.
		1. Roll Call- No removal of topsoil in Garfield Township
		2. YAYS:5
		3. NAYS:0
		4. We need to study what details and/or ordinance required for no topsoil removal.
			1. According to our Master Plan and the Commission’s research we concluded that topsoil should not be mined in the topsoil.
		5. Greg will go to the attorney to determine how we move forward with regards to taking steps with prohibiting removal of topsoil
	7. Bay County Noise Ordinance
		1. Amy to review with Township Board in regarding making a Garfield policing ordinance or use Bay Counties.
	8. Lighting ordinance needs to go to the Lawyer, Amy get update on status.
	9. Planning Commission By-Laws
		1. Table for June 3, 2025 meeting.
	10. Master Plan
		1. Katie and Greg went through survey results presented initial results
			1. Township willing to pay for excessive hours required.
			2. Kent, Greg and Katie will tabulate.
	11. Blight – Township Board working enforcer and enforcing policy.
	12. Campers- waiting for Township enforcement, PC members review current ordinance.
	13. Accessory Dwelling Units, Starter Homes and Tiny Homes - waiting for Township enforcement, PC members review current ordinance.
	14. Amy – tables for the Master Plan – update cut and dry tables, if needed use discretion to update with current data.
	15. MTA training not available, will be soon, Amy get us a date.
15. Motion to **close** **unfinished** **business**
	1. Motion to close by: Katie Anschutz
	2. Motion supported by: Kent Rugenstein
16. Next meeting: 6/3/2025 @ 6:30PM
17. Motion to **adjourn** **meeting**:
	1. Motion to adjourn by: Katie Anschutz
	2. Motion supported by: Kent Rugenstein
18. Meeting adjourned at: 8:55 PM