

# **GARFIELD TOWNSHIP PLANNING COMMISSION**

## **REGULAR MEETING**

**Tuesday, October 11, 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 eleven. 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, corrections and approval of last meeting minutes: Motion made by Bruce Bodrie/Karen Snyder to approve October 4, 2011 meeting minutes, vote four yes. Motion carried.

Zoning Administrator Report: none

Communications: Jim Herber sent email with all comments for review of ordinances.

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: Lenard Gorgol, 1832 W. Anderson Rd, does not like the way items are being stated as fact when it is opinion. Asked if the meeting is being recorded? Wants to be allowed to hear tapes, questioned if the tapes are legal? Made comment that we don't need ordinances for many of the areas covered in the new draft.

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: Tents removed from Section 3.10 Accessory Buildings, does it violate the Anti-Blight Township Ordinance? Bill reviewed the information that he found stating tents are temporary buildings unless cemented into the ground.

Sandy Goles our comment if a business wants to put up a tent?

Betty Monison stated if you are referring to the Silver Derby, their tent is only temporary and it is permitted by the Liquor Commission.

Leroy Day said that Section 3.10 is for permitted storage tents and it does not make much difference if tents are in the written ordinance or not. No new motion or vote was offered on the issue.

Review of questions from the September 13<sup>th</sup> meeting reviewed at the October 4<sup>th</sup> meeting. Response not yet available from the Township Board, will review at next meeting.

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

Motion made to open New Business, Bill Pelton/Bruce Bodrie, vote four yes. Motion carried.

New Business: Review of Zoning Ordinances: Section 4.17 Clubs: (section number will change due to prior deleted sections) Motion to remove C on pg. 61 and change D from the Township to Planning Commission, Bruce Bodrie/Karen Snyder, vote four yes. Motion carried.

Section 4.18 Communication Towers: (section number will change due to prior deleted sections) Some discussion, was asked if Consumers Energy is included? Board said no only commercial towers not utilities which are regulated by the State/Federal laws. Motion made to change G (7) to state 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. Vote four yes, motion carried.

Section 4.19 Composting Facilities: Motion to add (6) 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 4.20 Contractor Yards, Lumber Yards and Building Material Storage and Sales: (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. Karen Snyder/Bruce Bodrie, vote four yes, motion carried.

Section 4.21 Convalescent Homes, Nursing Homes, Homes for the Aged, Housing for the Elderly, Assisted Living and Similar Elderly Care Centers: (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/Bill Pelton, vote four yes, motion carried.

Section 4.22 Day Care Homes, Group: (section number will change due to prior deleted sections) Motion to remove B (2) add B (7) The Planning Commission shall establish

reasonable measures to mitigate any adverse impacts to surrounding properties. Add B (8) 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. Bruce Bodrie/Bill Pelton, vote four yes, motion carried.

Section 4.23 Dwellings, Two-Family Attached: (section number will change due to prior deleted sections) Motion to add (B) The Planning Commission shall establish reasonable measures to mitigate any adverse impacts to surrounding properties. Add (C) 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/Bruce Bodrie, vote for yes, motion carried.

Section 4.24 Extraction Operations, Sand and Borrow Pits: (section number will change due to prior deleted sections) some discussion from public. Motion to add A (9) The Planning Commission shall establish reasonable measures to mitigate any adverse impacts to surrounding properties. Bill Pelton/Bruce Bodrie, vote three yes, one no Joe Boudreau, motion carried. Karen Snyder asked Joe Boudreau why he voted no as he did not add any discussion when the board was talking about the section. He stated he had no comment.

Section 4.25 Facilities Used in the Research and Testing of Agricultural products and Techniques: (section number will change due to prior deleted sections) Motion to change C from the Township to Planning Commission, Bruce Bodrie/Bill Pelton, vote four yes, motion carried.

Section 4.26 Fireworks Sales: (section number will change due to prior deleted sections) Motion to change B from the Township to Planning Commission, Bruce Bodrie/Bill Pelton, vote four yes, motion carried.

Section 4.27 Fireworks Manufacturing: (section number will change due to prior deleted sections) Motion to change C from the Township to Planning Commission, Bill Pelton/Karen Snyder, vote four yes, motion carried.

Section 4.28 Gas and Oil Processing Facilities: (section number will change due to prior deleted sections) Question from public about gas right, board stated this is large commercial facilities. Motion to change C from the Township to Planning Commission, Karen Snyder/Bruce Bodrie, vote four yes, motion carried.

Section 4.29 Hospitals: (section number will change due to prior deleted sections) Motion to add (H) 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 4.30 Hotels or Motels: (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. Bill Pelton/Karen Snyder, vote four yes, motion carried.

Section 4.31 Heavy Equipment Sales, Service and Rental: (section number will change due to prior deleted sections) Jim Herber stated in his notes that he wanted it to be the same as Section 4.04. Motion to write the same as Section 4.04 Agricultural Equipment Sales and Service, Karen Snyder/Bruce Bodrie. Vote three yes, one no Joe Boudreau. Motion carried.

Section 4.32 Intensive Livestock Operations: (section number will change due to prior deleted sections) Motion to add (B) The Planning Commission shall establish reasonable measures to mitigate any adverse impacts to surrounding properties. Add (C) 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/Bruce Bodrie, vote for yes, motion carried.

Section 4.33 Junkyards: (section number will change due to prior deleted sections) Motion to correct (J) to add *be* so it reads; There shall not be more than... and to add (N) 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 4.34 Kennels: put on agenda for next meeting need to look at Bay County Animal Control rules.

Section 4.35 LP Gas and Fuel Oil Dealers: (section number will change due to prior deleted sections) Motion to correct (B) to be 10 acres instead of 2 and to add (D) 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 4.36 Livestock Transportation Facilities: (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. Bruce Bodrie/Bill Pelton, vote four yes, motion carried.

Section 4.37 Manufactured Home Parks: (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. Bruce Bodrie/Karen Snyder, vote four yes, motion carried.

Section 4.38 Migratory Labor Camps: (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 and (D) 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/Bill Pelton, vote four yes, motion carried.

Section 4.39 Mini-Warehouses: (section number will change due to prior deleted sections) Motion to add (I) 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 4.40 Mortuary Establishments: (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/Bill Pelton, vote four yes, motion carried.

Section 4.41 Outdoor Display and Sales: (section number will change due to prior deleted sections) Motion to add (H) 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 4.42 Penal Institutions: (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. Karen Snyder/Bill Pelton, vote four yes, motion carried.

Review ended at Section 4.43, page 80.

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

Motion to move December 6<sup>th</sup> meeting to December 1<sup>st</sup>, Bruce Bodrie/Bill Pelton, vote four yes. Motion carried.

Next Planning Commission meetings November 1<sup>st</sup> and November 10<sup>th</sup> both at 6:30 PM.

Motion to adjourn Bill Pelton/Joe Boudreau, vote four yes. Motion carried.

Adjourned 8:30 P.M.

Minutes by: Karen Snyder