

# GARFIELD TOWNSHIP PLANNING COMMISSION

## REGULAR MEETING

Tuesday November 10, 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 three.

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, and approval of last meeting minutes: Motion made by Bill Pelton/Bruce Bodrie to approve November 1, 2011 meeting minutes, vote five yes. Motion carried.

Zoning Administrator Report: none

Communications: Karen Snyder provided copies of the Animal Control Ordinance pg 11 on kennel rules and a corrected copy of the Rules of Procedure.

Motion made to open Public Comment must limit comments to three minutes and address the Chairman, Jim Herber/Karen Snyder, vote five yes. Motion carried.

Public Comment: None.

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

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

Unfinished Business: Section 4.34 Kennels pg. 74, after some discussion on the section motion made to add E *Planning Commission shall establish reasonable measures to mitigate any adverse impacts to surrounding properties.* Jim Herber/Karen Snyder, vote four yes, one no (Joe Boudreau), motion carried.

After some discussion on Section 4.50 pg. 84 Landfills; a motion to table and have **the attorney write an Landfill ordinance that he can defend, that will protect the residents in the township with shallow wells.** Karen Snyder/Bruce Bodrie, vote five yes. Motion carried.

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

Motion made to open New Business, Jim Herber/Bruce Bodrie, vote five yes. Motion carried.

New Business: Review of Zoning Ordinances: Section 4.55 Wineries: (section number will change due to prior deleted sections) motion to add K *The Planning Commission shall establish reasonable measures to mitigate any adverse impacts to surrounding properties.* Bruce Bodrie/Jim Herber, vote five yes. Motion carried.

Article V, Section 5.01 Zoning Administrator: Change B (4) to be B (1) add *Prior to construction with site plan/sketch.* Change B (1) to B (2) remove the word, below, after 5.02, (c). Change B (2&3) to C (1&2) and change C to D. Karen Snyder/Bruce Bodrie, vote five yes. Motion carried.

Section 5.02 Building Inspector: Table to next meeting, get input from Alan Tompson and Leroy Day. Look at other township ordinances to rewrite section or maybe delete if Adam allows. Bruce Bodrie/Jim Herber, vote five yes. Motion carried.

Section 5.03 Site Plan Review Procedures: move to Article IV and have rewritten into two parts clearly defining both commercial and residential procedures. Change referenced sections to reflect changes. Bill Pelton/Bruce Bodrie, vote five yes. Motion carried.

Section 5.04 Special Use Approval Procedures: change the name as stated and move to Article IV. Change B (1) first sentence after plan/sketch. Change referenced sections to reflect changes. Bill Pelton/Bruce Bodrie, vote five yes. Motion carried.

Section 5.05 Compliance with Plans: Remove the reference in first sentence to building permits and certificates of occupancy. Include this section as a last statement added to Section 5.03 in Article IV. Change referenced section. Karen Snyder/Jim Herber, vote five yes. Motion carried.

Section 5.06 Fees: End first sentence at fees. Remove for administering this Article. In the last sentence remove certificate or, should read No permit... Create a new Article Violations and Remedies with this as the first section. Jim Herber/Karen Snyder, vote five yes. Motion carried.

Section 5.07 Violations and Penalties: Separate into two parts, violation and procedures and define step by step process for penalties. Is it possible that a ticket be issued or a written notice sent? Does it need to go right to court? Need some advice from Adam or the Attorney. Will look into other ordinances as to how they are written.

Section 5.08 Performance Guarantees: Add to Article IV. Bruce Bodrie/Karen Snyder, vote five yes. Motion carried.

Sections 5.09 and 5.10 move into a separate Article.

Review ended at Section 5.09 Changes and Amendments pg. 98.

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

Next Planning Commission meetings December 1st and December 8<sup>th</sup> at 6:30 PM.

Motion to adjourn Jim Herber/Bill Pelton, vote five yes. Motion carried.

Adjourned 8:50 P.M.

Minutes by: Karen Snyder