

**GARFIELD TOWNSHIP PLANNING COMMISSION**

**REGULAR MEETING**

**Thursday, December 1, 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.

Roll call: Chairperson-Bill Pelton, Vice Chairperson-Bruce Bodrie, Secretary-Karen Snyder, Trustee-Joe Boudreau were present.

Joe Boudreau recorded the meeting.

Reading, and approval of last meeting minutes: Motion made by Bruce Bodrie/ Bill Pelton to approve November 10, 2011 meeting minutes, vote four yes. Motion carried.

Zoning Administrator Report: none

Communications: Board was presented with letter from Wade Trim and corrections through Section 4.50. Karen Snyder presented copies of the violation and admin sections of three other townships for review to rewrite parts of Article V.

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: None.

Motion made to close Public Comment, Karen Snyder/Bruce Bodrie, vote four yes. Motion carried.

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

Unfinished Business: Adam reviewed questions: Medical Marijuana ordinance will be written and reviewed by the township attorney. A blanket ban to limit marijuana dispensaries will be written.

Adult Entertainment is being written by Wade Trim and reviewed by the Township Attorney. Adam will send a copy to Kim Day when finished for the Planning Boards review.

7:25 pm Jim Herber arrived.

Outdoor Wood-Fired Boilers: Karen Snyder gave Adam a copy of the Fraser Township Zoning Ordinance to provide the language to write as the Planning Commission approved it.

Adult Foster Care Homes, Large Group and Small Group: Reviewed the issues covered under the Zoning Enabling Act. No changes were made.

Condominium Regulations: Adam explained under State Law this is a type of development that is allowed by the Condominium Act and we are not allowed to delete from the Zoning Ordinances. He added a new definition for condominium project.

Wind Energy Conversion Systems: The Planning Board asked for the Wind Energy Conversion to be changed to "Residential" and to add a "Commercial" section. Adam explained that our ordinance as written allows residential and discourages commercial due to the fact that Garfield Township does not have the prevailing wind speeds to support commercial-scale wind systems. The Ordinance will be written without the change to separate it into two sections.

Talked about adding rules of the Planning Commission into the ordinances, Adam will add a new section with the Zoning Administrator and some of the rules that are referenced in the Zoning Enabling Act. He is also going to delete the Building Inspector section. Adam recommended that the Planning Commission does not include all rules into the Zoning Ordinance, instead approve our By-Laws as a separate document.

Motion made to make Section 5.09 and 5.10 separate articles and keep Article VI as written. Karen Snyder/Bill Pelton, vote five yes. Motion carried.

After some discussion on Section 4.50 pg. 84 Landfills; Adam will write the Land Fill Ordinance to protect landowners with shallow wells. May need some additional wording? Joe may be looking into this subject no real final decision, add to unfinished business.

Motion made to change the AR, Agricultural lot size requirement (in chart pg. 21) to 2 acres instead of 1. Joe Boudreau/Jim Herber, vote five yes. Motion carried.

Discussion of Section 3.09 Required Frontage on a Road pg. 29. Motion made to keep section as written and to add definitions of all types of roads referenced. Bruce Bodrie/Karen Snyder, vote two yes and three no (Jim Herber, Joe Boudreau, Bill Pelton). Motion denied. Will need to discuss, the three that voted no will research and bring material to next meeting for further discussion.

Motion made to close Unfinished Business, Jim Herber/Joe Boudreau, vote five yes. Motion carried.

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

New Business: No new all discussion all commits were under unfinished business.

Motion to close New Business, Joe Boudreau/Jim Herber, vote five yes. Motion carried.

Review covered all sections. Need to review Sections 3.09 and 4.50 and all changes made by Wade Trim for final approval.

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

Motion to adjourn Jim Herber/Joe Boudreau, vote five yes. Motion carried.

Adjourned 9:20 P.M.

Minutes by: Karen Snyder