

GARFIELD TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday, December 8, 2011

Garfield Township Hall

1138 W. Erickson Rd, Linwood MI 48634

MINUTES

The meeting was called to order by Bill Pelton the Chairperson at 6:35 P.M.

The Pledge was said in unison. Public attendance was five.

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, approval, and correction of last meeting minutes: Motion made by Jim Herber/ Bruce Bodrie to approve December 1, 2011 meeting minutes, vote five yes. Motion carried.

Zoning Administrator Report: None, Zoning Administrator not present.

Communications: None.

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

Unfinished Business: Discussion of Section 3.09 Required Frontage on a Road pg. 29. Long discussion about road definitions and how many dwellings would be allowed on a private road or private drive. Bruce Bodrie was concerned about right away and utility easements for residents.

Motion made to add definitions as follows:

Private Road: A way or means of approach which provides access to three or less buildings or parcels, and which is constructed and maintained by the proprietors and is not dedicated for general public use.

Private Driveway: A privately owned and maintained property which is used for vehicular ingress and egress serving not more than two (2) residential building sites.

Proprietors: Those constructing or desiring to construct a private road and all those property owners whose property is being or is intended to be served by a private road.

Change definition, Road reference to Public Street and Private Road, move definition of Street Public to Public Street and remove Street Private for consistency.

Above motion Jim Herber/Bruce Bodrie, vote five yes. Motion carried.

Motion to add a Section in Article IV for Private Road: Include the following and have Adam review and add what he feels would be applicable or necessary in a section of this type.

Road maintenance agreement signed by proprietor(s) to be recorded with the Township Clerk and Bay County Register of Deeds providing for:

- a) A workable method of apportioning the costs of maintenance and improvements to current and future users.
- b) A notice that no public funds of the Township of Garfield are to be used to build, repair, or maintain the private road.

Road easement agreement signed by the proprietor(s) to be recorded with the Township Clerk and Bay County Register of Deeds.

Planning Commission can place requirements for road with up to 66 feet.

Planning Commission shall establish reasonable measures to mitigate any adverse impacts to surrounding properties.

Above motion Bruce Bodrie/Bill Pelton, vote five yes. Motion carried.

Planning Commission would like Section 3.09 removed with the above changes in place. Need advice from Adam if these changes would cover the removal of the section.

Section 4.50 pg. 84 Landfills, Joe Boudreau spoke with Beaver Township for information, is waiting for response.

Joe Boudreau gave Kim Day the Adult Entertainment information to forward to Wade Trim.

Motion made to close Unfinished Business, Jim Herber/Bruce Bodrie, vote five yes.
Motion carried.

Motion made to open New Business, Karen Snyder/ Joe Boudreau, vote five yes.
Motion carried.

New Business: Planning Commission would like Adam to be at the January 3rd meeting. Request to receive an email of corrections before January 3rd so we can review before meeting.

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

Need to review Section 4.50 and all changes made by Wade Trim for final approval.

Next Planning Commission meetings January 3th and January 12th at 6:30 PM.

Motion to adjourn Karen Snyder/Bruce Bodrie, vote five yes. Motion carried.

Adjourned 8:45 P.M.

Minutes by: Karen Snyder