

GARFIELD TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Tuesday, September 6, 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. 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, Trustee-Jim Herber were present.

Joe Boudreau recorded the meeting.

Reading and approval of last meeting minutes: Motion made by Jim Herber/Bruce Bodrie to approve August 22, 2011 meeting minutes. Motion carried.

Zoning Administrator Report: LEROY Day reported that he issued one zoning permit for a pole barn. Some discussion about building located on Anderson next door to Shoe's Corner Store, it was determined that it did not meet the requirements to issue a permit.

Communications: Kim Day provided the Planning Commission with a copy of the Court of Appeals ruling on Medical Marijuana Dispensaries.

Motion to open Public Comment, Jim Herber/Bill Pelton. Motion carried.

Public Comment: None

Motion to close Public Comment, Jim Herber/Karen Snyder. Motion carried.

Motion to open Unfinished Business, Karen Snyder/Bruce Bodrie. Motion carried.

Unfinished Business: Jim Herber wanted to know if we can change the agenda for additional meetings to only include zoning review. The question needs to be addressed by the township board.

Motion to close Unfinished Business, Jim Herber/Bruce Bodrie. Motion carried.

Motion to open New Business, Karen Snyder/Bill Pelton. Motion carried.

New Business: Bill Pelton explained in order to keep control of the meeting and move the review at a faster pace he would allow the meeting to be opened to the public with

guidelines to limit topic decision to five minutes. Jim Herber made the motion to open the meeting to the public, Joe Boudreau seconded the motion, motion carried. Bill Pelton opened the meeting to the public.

Review of Zoning Ordinances: Section 3.14 Landscaping- COMMENT made that the township should not determine how individuals landscape their property. Motion made to delete section 3.14, Bruce Bodrie/Karen Snyder, vote five yes. Motion carried.

Section 3.15 Exterior Lighting- (will change to 3.14 due to removal of 3.14 above) motion made to keep unchanged, Jim Herber/Karen Snyder, vote five yes. Motion carried.

Section 3.16 Performance Standards- (will change to 3.15 due to removal of 3.14 above) some discussion on it, determined to keep as is, Karen Snyder/Jim Herber, vote five yes. Motion carried.

Section 3.17 Ponds- (will change to 3.16 due to removal of 3.14 above) noted that B (3) page 37 should reference 4.24 instead of 4.23, Jim Herber/Bruce Bodrie, vote five yes. Motion carried. Motion to remove C (3) page 38, Bruce Bodrie/Bill Pelton, vote five yes. Motion carried. Motion to remove D (5-11) page 39, Karen Snyder/Bill Pelton, vote four yes, one no (Joe Boudreau). Motion carried.

After discussing and making decisions to remove parts of Section 3.17 Jim Herber made a motion to table the whole section discussion until the next regular meeting, Bill Pelton seconded the motion. Jim Herber would like to check with the Bay County requirements for ponds, present them to the board, and then we will make our final decision if the above items should be deleted for the section. Vote four yes, one no (Joe Boudreau). Motion carried to table, hold above motions to remove items after further investigation of county requirements of ponds.

Section 3.18 Storage of Recreational Equipment- (will change to 3.17 due to removal of 3.14 above) motion made to delete shall not be located within any required yard, Joe Boudreau/Bill Pelton, vote five yes. Motion carried. Page 126 definition of yard required should be change to read required yard, or add required yard and indicate it is located under yard required.

Section 3.19 Swimming Pools- (will change to 3.18 due to removal of 3.14 above) motion made to remove a permit from the Building Inspector, who shall ensure that all applicable building code requirements are met and add necessary permits. Karen Snyder/Joe Boudreau, vote five yes. Motion carried.

Section 3.20 Condominium Regulations- (will change to 3.19 due to removal of 3.14 unless deleted). Need a definition of condominium noting it is R-2 property. Motion made to delete section if possible, must check with Wade Trim, Jim Herber/Bruce Bodrie, vote five yes. Motion carried.

Planning Commission would like Wade Trim to provide all referenced laws that are throughout the Zoning Ordinances. Jim Herber will make the request. Karen Snyder is keeping record of all referenced items needed.

Section 3.21 Solar Collectors- (will change to either 3.19 or 3.20 due to the removal of 3.14 and 3.20, if approved by Wade Trim, above) motion to change the following:

Remove first sentence solar collector panels, each not exceeding four (4) feet by eight (8) feet in size, add (A) get necessary permits renumber (A) to (B), (B) to (C), (C) to (D), delete all of (D), (E), (F), and (G). Jim Heber/Joe Boudreau, vote five yes. Motion carried.

Ended at Section 3.22 page 41.

Motion to close New Business, Joe Boudreau/Bruce Bodrie. Motion carried.

Motion to adjourn Bruce Bodrie/Jim Herber. Motion carried.

Adjourned 8:30 P.M.

Next Planning Board Meeting: Tuesday, September 13, 2011 @ 6:00 P.M.

Minutes by: Karen Snyder