**Garfield Township Planning Commission**

Special Meeting-Final

2/4/2025 - 6:30PM

Garfield Township Hall

1138 West Erickson Rd.

Linwood, MI 48634

1. Meeting called to order by: Amy Bromberg (acting chairperson) @ 6:30pm
2. Pledge Recited
3. Motion to excuse Greg
	1. Motion to excuse by: Sally Lewis
	2. Motion supported by: Katie Anschutz
4. Roll Call:

|  |  |  |
| --- | --- | --- |
| Name | Present | Absent |
| Gregory Jacobs |[ ] [x]
| Katie Anschutz |[x] [ ]
| Amy Bromberg |[x] [ ]
| Sally Lewis |[x] [ ]
| Kent Rugenstein |[x] [ ]
| Tom Gradowski |[x] [ ]

1. Attendance: 4
2. **Approve Agenda**
	1. Motion to approve by: Katie Anschutz
	2. Motion supported by: Sally Lewis
3. Motion to **approve meeting minutes** from 12/3/2024
	1. Motion to approve by: Katie Anschutz
	2. Motion supported by: Sally Lewis
4. Report from Zoning Board (Tom Gradowski)
	1. Response on fence issue – waiting
	2. No zoning permits
	3. Received call regarding information regarding Hutson if they had existing violations
5. Motion to **open** **public comment**
	1. Motion to open by: Kent Rugenstein
	2. Motion supported by: Sally Lewis
6. Public comments:
	1. Ron Bodrie- Would like to open a storage unit facility on Rogers Rd.
7. Presentations:
	1. None
8. Motion to **close** **public** **comment**
	1. Motion to close by: Katie Anschutz
	2. Motion supported by: Sally Lewis
9. Motion to **open** **new** **business**
	1. Motion to open by: Katie Anschutz
	2. Motion supported by: Sally Lewis
10. New business:
	1. Cell Tower Special Use Permit
		1. Any other information needed to allow SUP meeting on March 4, 2025
		2. Provide more information on tower falling or change setback.
	2. Existing Ordinance 4.25, Extraction Operations, Sand and Borrow Permits
		1. Review other local township ordinances (Pinconning & other Townships)
			1. Should Garfield Township Ordinance be amended?
			2. Pinconning Township has topsoil ordinance
				1. Reclamation plan
				2. Verify wetlands
				3. Review Pinconning’s ordinances
	3. Planning Commission By-Laws,
		1. Discuss draft from lawyer (e-mailed to Amy from board)
			1. Motion to Table by: Katie Anschutz
			2. Motion supported by: Sally Lewis
	4. Blight
		1. Use of conex boxes as storage (flammable, chemicals, etc), maximum number?
			1. Look at other Townships
				1. **Amy -Kawkawlin, Fraser, City of Pinconning**
				2. **Katie-Beaver and Mt. Forest**
				3. **Sally-Gibson, Monitor, Bangor**
				4. **Kent-Pinconning**
	5. Future zoning, spot or concentrated/dedicated (as outlined by existing Master Plan, ongoing survey and “future” Master Plan)
		1. Request for single acre commercial storage outside of Crump Garfield/Anderson, should the township allow opening window for this type of zoning
		2. What does it do the “rural character” of the township? Does it meet the Master Plan?
		3. PC needs more information on the project. Owner needs a variance for commercial land use and provide project plan. Follow Section 4.01
	6. Campers long term usage,
		1. Tom Gradowski, summary of past experiences and future recommendations
			1. Experiences -Property owners do not care about campers
				1. Not proper waste, not charge for trash, ambulance or fire
			2. Research other Township “police”ordiances
				1. **Amy -Kawkawlin, Fraser, City of Pinconning**
				2. **Katie-Beaver and Mt. Forest**
				3. **Sally-Gibson, Monitor, Bangor**
				4. **Kent-Pinconning**
	7. Accessory Dwelling Unit (ADU) (“In-Law Suites”, “Accessory Apartments”, etc)
		1. A secondary living space on the same lot as a primary residence
		2. Creates medium density residential housing?
		3. What does it do the “rural character” of the township? Does it meet the Master Plan?
			* 1. **Amy -Kawkawlin, Fraser, City of Pinconning**
				2. **Katie-Beaver and Mt. Forest**
				3. **Sally-Gibson, Monitor, Bangor**
				4. **Kent-Pinconning**
	8. Tiny Homes
		1. On existing single residential site?
		2. Creates medium density residential housing?
		3. What does it do the “rural character” of the township? Does it meet the Master Plan?
			* 1. **Amy -Kawkawlin, Fraser, City of Pinconning**
				2. **Katie-Beaver and Mt. Forest**
				3. **Sally-Gibson, Monitor, Bangor**
				4. **Kent-Pinconning**
	9. Starter home
		1. Plans for addition submitted at the same time as initial application
		2. Does this meet the zoning of Agricultural/Rural Residential
			1. Tom Gradowski, opinion on building permit application
				1. **Amy -Kawkawlin, Fraser, City of Pinconning**
				2. **Katie-Beaver and Mt. Forest**
				3. **Sally-Gibson, Monitor, Bangor**
				4. **Kent-Pinconning**
	10. Small business run out of house or “garage”
		1. What is the threshold of traffic, number of cars, etc.
		2. Does this meet the zoning of Agricultural/Rural Residential
		3. **Review Section 4.11**
11. Motion to **close** **new** **business**
	1. Motion to close by: Katie Anschutz
	2. Motion supported by: Sally Lewis
12. Motion to **open** **unfinished** **business**
	1. Motion to open by: Katie Anschutz
	2. Motion supported by: Kent Rugenstein
13. Unfinished business:
14. Gushow Sand Permit, West of 1153 W Anderson Road
	1. Individual solicitation of PC members is that it is worth discussing splitting permit into separate sand and topsoil
		* + 1. Motion to separate into 2 permits

Yay: 4

Nay: 0

* + - * 1. Motion approved
		1. Sand
			1. Vote by PC members to proceed with sand permit with only 7 acres
				1. Yay: 4
				2. Nay: 0

**Kent put permit together for April meeting**

* + - 1. Previous resolutions used on 8 mile several years ago, could possibly be used.
			2. Will need to be sent to lawyer for review.
			3. Need application modified for only 7 acres
		1. Topsoil
			1. Discuss finding to date regarding mining of topsoil, quality of ground when amount topsoil decreased, any research or data, local or non-local, etc.
			2. Vote by PC members to continue review of topsoil mining
				1. Yay:4
				2. Nay:0
			3. No previously known permits by Garfield Township for mining of topsoil.
			4. Final recommendation by PC will need to be sent to lawyer for review.
				1. Dependent on recommendation, will need to determine path for resolution and for additional application.
			5. **Game plan: look at Pinconning Township ordinance prepare for Gushow topsoil mining permit.**
1. Noise Ordinance
	1. Findings of County, complaints have to go to county
	2. Review other local township ordinances, should Garfield Township Ordinance be established
		1. Police ordinance – Township Board decides
		2. Amy is going to ask the Board if we are going to follow Bay Counties or create our own.
2. Grappin:
	1. Fixed violation on pond, just need final inspection by Tom Gradowski
		1. Take specific measurements to verify it meets ordinance
		2. Will perform inspection in Spring/once snow has melted.
3. Lighting Ordinance 3.14, what is lawyer response, Amy still working with township board, PC prefers it to be policing ordinance
	* 1. Police ordinance – Township Board decides
		2. Township board needs to approve
4. Code Enforcement, meeting with attorney, still TBD.
	1. Need correction of penalties in ordinance.
	2. Need recommendation from township board.
	3. Meeting with Lawyer will clarify
5. MTA Training:
	* 1. F102 is next to review
		2. Online Training available starting April 1, 2025
		3. Next steps, future or additional training/discussions, separate dates or part of regular meetings
			1. Table until next meeting for actual dates of renewal.
6. Master Plan:
	* 1. Paper survey distributed during voting and in property taxes. No further action is needed.
		2. As of mid-January printable pdf of survey NOT on line on township web site for township residents
		3. Cutoff date February 28, 2025
		4. Greg and Katie to do an initial tally starting mid-March with results available for April 15 meeting
		5. Amy updating tables Section 4, review of drafts available
			1. Check with Greg and Sean on digital version.
		6. Other possible next steps:
			1. **Review Masterplan vision with current purpose and update/revise if necessary**
			2. Study page 21, Common Problems
				1. Compare with survey
				2. Provide recommendation
				3. Table until April
			3. Public focus group or forum, is survey lacking clear results?
7. Motion to **close** **unfinished** **business**
	1. Motion to close by: Katie Anschutz
	2. Motion supported by: Kent Rugenstein
8. Next meeting: Special Use Permit Meeting March 4, 2025 @ 6:30pm
9. Remainders of meetings (April 15th, June 3rd, August 5th, October 7th, December 2nd) need Township Board approval.
10. Motion to **adjourn** **meeting**:
	1. Motion to open by: Katie Anschutz
	2. Motion supported by: Kent Rugenstein
11. Meeting adjourned at: 9:08