**Garfield Township Planning Commission**

Special Meeting – Application for Land Use – Ronald & Janelle Bodrie - Final

5/13/2025 - 6:30PM

Garfield Township Hall

1138 West Erickson Rd.

Linwood, MI 48634

1. Meeting called to order by: Gregory Jacobs @ 6:30 P.m.Click or tap here to enter text.
2. Pledge Recited
3. Roll Call:

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

1. Attendance: 7 people in attendance
2. **Approve Agenda** For Application for Land Use Ronald and Janelle Bodrie
	1. Motion to approve by: Sally Lewis
	2. Motion supported by: Greg Jacobs
3. Motion to **open** **public comment**
	1. Motion to open by: Sally Lewis
	2. Motion supported by: Katie Anschutz
4. Public comments:
	1. Received comments from Ronald Bodrie, applicant/owner on proposed rezoning: He stated he would like to get started on the outside storage facility right away, he said it is vacant land right now. Ronald is requesting that 2 acres be rezoned to Commercial property for the storage facility. Ronald shared that in the last meeting in Feb, no one really said much about the request. There was some talk about removing some top soil and selling it since it is not needed and bringing in gravel. The sale of the top soil is to offset the cost of the gravel. Greg added the detail to the application to add the sale of the top soil and to extend the amount of acreage from 1.1 acres to 2 acres.
	2. Chairperson acknowledged written and verbal comments and paraphrased them back.
	3. Received comments on proposed rezoning by persons attending hearing: Comments open Ken Johnson, representing the Gun Club. They received a letter of intent. Ronald has been cleaning up the property, it looks better. They brought it to their board and they are in support of this. He felt like the road has been improved over the past year. They are ok with this being approved and rezoned as a commercial property. The gravel was a poor grade, there were several spots that has been repaired and regraded. The ditches haven’t been dug in about 30 years, and the shoulders and narrowing. He did comment that there is a lot of traffic for the gun club. Ken, who previously worked at Wirt Stone added that the roads needed to taken care of and ditches dug as well. What is on Rogers Rd is now a big improvement.
5. Motion to **close** **public** **comment**
	1. Motion to close by: Sally Lewis
	2. Motion supported by: Katie Anschutz

Discussion of proposed rezoning - Additional Comments: Determine if the spot rezoning is congruent with the Township Land Use plan, for example Master Plan. Sally Lewis shared that spot rezoning is not recommended in the Master Plan. Greg spoke about the area in Crump that is commercial, Heritier Saw Mill was grandfathered. The new plan doesn’t match the neighboring properties even though we did hear from Ken Johnson. Katie Anschutz shared that this is not in allowance with the Master Plan and Ronald shared that he would get attorneys involved. He is predating us with stating that it is his constitutional right to have this storage facility.

Reviewed permitted uses and special exception uses which property could be used for if rezoning is approved. It was discussed that if we allowed the special use of commercial properties in the township, it allows for many other spot commercial businesses throughout the entire township.

Evaluate if property is appropriate to be used for the uses allowed in requested zoning district. Greg stated that the properties adjacent were conservations and agricultural/rural residential and that commercial zoning is not consistent with the neighboring properties.

Approve motion recommending approval or disapproval of proposed rezoning. Greg needs a motion to approve or disapprove the spot commercial rezoning.

Sally Lewis made a motion to disapprove the Land Use Permit.

Katie will support the motion.

Motion was put to a vote. Sally Lewis voted to disapprove, Katie Anschutz moved to disapprove, and Greg Jacobs moved to disapprove. He said he wanted to get his 800 back since we disapproved. He stated that he wanted his 800 back because he wants the information to start over and put together another application for land use permit.

Next step is to have the Planning Commission submit to Township Board the summary of comments received at the Planning Committee public hearing and recommendations of this meeting of proposed rezoning.

Ronald restated that is he wants to remove top soil from his property, that he would describe it as ditch dirt and sell it. It came off of the backside of the ditch and was in a large pile on his property. Both, the Zoning Administration and Planning Commission stated that a separate application is needed.

Ronald is stating that he is wanting to dig a 4 acre pond. Both, the Zoning Administration and Planning Commission stated that a separate application is needed.

Ronald stated that he is still going to pursue this rezoning with the Garfield Township Board.

1. Motion to adjourn meeting:
	1. Motion to adjourn by: Sally Lewis
	2. Motion supported by Greg Jacobs
2. Meeting adjourned at: 7:30 PM