

Planning Commission Meeting Monday, August 8, 2022

Call to Order: 7:00 PM by Joe Howes with Pledge of Allegiance.

Roll Call: Present: DeAnn McClintock, Bob Dore, Joe Howes, Kathleen Clough, Denny Hawkey
Absent: None

Approval of Minutes from 7/11/22: Corrections to be noted date change July 12 to 11. Clarification under Communication Mansfield Property Update it was the Bridgeton Township Board that made the motion to have ZA and Township lawyer begin negotiations. Motion was made to approve the minutes with the above correction and clarification Motion: Kathleen Clough 2nd: Denny Hawkey Motion carried with unanimous support.

Approval of 8/8/22 Agenda: Joe Howes requested that the agenda move public comment to before discussion of Special Land Use Applications and also include the addition of Old Business which includes the MacPherson Property update and Brooks Property update. A motion was made to approve the agenda with the above changes Motion: Kathleen Clough 2nd: Denny Hawkey Motion carried with unanimous support

Public Comment:

Verizon Tower Special Land Use on Dore Property:

Peggy Herman-Hanson-Asked if the proposed Verizon tower would create any hindrance to any other phone service.

Jan Hammersmith-Wanted to know if she would be able to see the proposed Verizon tower from her kitchen window. She wanted to know if the tower would be fenced in.

An email message from Mr. Schneider was read by Township Clerk Elisha Szczepaniak in support of the proposed Verizon Tower.

Mr. Judd Chaille representing Verizon shared the following information: The FCC grants licenses to all who broadcast. FCC will remove a license to broadcast to any who interfere with another's broadcast. Everyone broadcasting stays in their own broadcast lane. Other cell companies could rent tower space from Verizon. The FCC mandates you can't deny someone else use of the tower to prevent monopolies. Each company will have their own frequencies. Peggy Herman-Hanson asked if there were other's who will be using the tower at this time. Mr. Chaille responded not at this time. Denny Hawky asked how many companies can use a tower. Mr. Chaille responded up to three without structural modifications.

Linderman Property Special Land Use:

Kimberly Marquard stated that trees had been cleared on the Linderman property and were placed on their property. They have had to work very hard on steep terrain to remove the debris. Ms. Marquard wanted to know if Linderman's were going to help or compensate with the clean up.

April Herman expressed questions about water use and waste removal if a private campground were on the Linderman property.

Cindy Rapsik expressed concern about generator noise coming from a campground that would disturb neighboring properties. She wanted to know about the placement of trespassing signs and the use of firepits and fire safety equipment.

Peggy Herman-Hanson expressed concern about RVs and campers having the ability to turn-around on a road without an outlet if they missed the campground. She wanted to know any

potential impact a campground would have on taxes. She wanted to know months of operation, if trails would be marked so stay within campground property, and how noise will be monitored. Tim Priddy commented that he has camped all over the country and that private campgrounds create a list of rules that must be followed so that a campground does not become a party destination.

Ada Linderman made the following points:

- Objective is to create a 10 site campground that is open to the public, but will cater to the disabled and veterans.
- The Linderman's have horses on their property and desire to create a peaceful, quiet, campground so that others can enjoy solitude and nature.
- The sites will be primitive with a fire ring and a picnic table
- Porta-Potty will be available and will be pumped every couple of weeks
- All zoning and set-backs from property lines have been approved
- Linderman's will offer potable water for drinking from their private well.
- Gray water will need to be self-contained by campers and dumped at another site
- Linderman's recognized the noise that generators create and will have a couple of quieter generator models available for campers to rent.
- Linderman's have worked to communicate with some of their neighbors to get input and feedback to create a good working relationship.
- Linderman's were planning to open the campground from April 1st to October and considering opening a couple of weeks during fire-arms deer season in November.
- There is no plan at this time to have a campground store
- Linderman's will have trails on the property clearly marked due to endangered plants and poison ivy on the property.
- Linderman's offered to have fire restrictions in place during county-wide burn bans.
- Mrs. Linderman explained that the company who lumbered the property were to stack all debris on the Linderman property. She was going to be in contact with the lumbering company.

Special Land Use Applications:

Verizon Tower on Dore Property: (see attached Special Land Use for Verizon Wireless Communication Tower over 75 ft packed) Kathleen Clough made the motion that the Bridgeton Township Planning Commission recommend to the Bridgeton Township Board that a Special Land Use permit be granted for a Verizon Tower on the Dore property. 2nd: DeAnn McClintock. Motion carried with Bob Dore abstaining from the vote.

Linderman Request for Campground: Named Briarwood Acres (See attached Special Land Use Campground public or private packet) Members of the board had questions regarding access for emergency vehicles, length of camper stays, overwintering of campers, removal of solid waste, the water-shed near the property, and hours of operation for generators. Following discussion Kathleen Clough made the motion to table the Linderman Special Land Use request until the September 12, 2022, Planning Commission meeting with consideration contingent on the Linderman's presenting campground guidelines to address areas of concern highlighted at tonight's meeting. 2nd: DeAnn McClintock Motion carried with unanimous support.

Communications: Brian Kolk provided to the Planning Commission a copy of Chapter 13 Special Land Uses Section 13.03 Basis of Determination. (See attached)

Old Business:

McPherson Property: Brian Kolk stated that there is a dumpster at the property site and that the McPherson's have a zoning permit for the existing double wide. Permits for building and wells must come through Newaygo County Building Department and the Newaygo County Health Department. The property currently meets zoning ordinances from the Planning Commission's perspective. There is a question that a mechanic business is being run on the property. Brian Kolk will work on making that determination for the September Planning Commission meeting.

Brooks Property Forbearance Agreement: Brian Kolk reported that currently hazardous materials are being stored in plastic tubs. The members of the planning commission would like to know how this material should be properly stored to prevent ground contamination. Brian Kolk suggested that the Forbearance agreement can include inspection rights to the property or that an annual inspection/review be a part of the agreement. This will be revisited on the September meeting.

Reports:

Township Board Rep Bob Dore: Mr. Dore reported that 9/10/22 will be the Sportsman for Youth Day at the Muskegon County Fairgrounds. Denny Hawkey has resigned from the Zoning Board of Appeals. Ducting cleaning at the Township Hall has been completed and they are awaiting delivery of new office furniture. Ryan Coffey from the Michigan Townships Association will be providing information to the Township Board regarding junk ordinances. A request for the placement of an electronic camera at the Maple Island boat launch was denied by the DNR.

Work session:

Review Purpose and Scope Articles 1.02 and 1.03 of Zoning Handbook. Mr. Howes stated that he would like to review the Bridgeton Township Zoning Ordinance in segments with the Planning Commission. At this time the Planning Commission is not aware of the Zoning Ordinances being available for review in an electronic format. The current zoning ordinances were adopted on November 11, 2016. Section 1.02 Purpose and 1.03 Scope were reviewed. Mr. Howes asked for a motion from a planning commission member to select a portion of the ordinance to be reviewed at the September meeting. Kathleen Clough made a motion that the Planning Commission members review Section 2.02 of the Bridgeton Township Zoning Ordinance at the September meeting. 2nd: Denny Hawkey Motion carried with unanimous support. DeAnn McIntock questioned the need to review section 2.02 as it was a list of definitions of terms contained in the zoning ordinance. DeAnn McClintock made a motion to repeal the motion to review Section 2.02 2nd: Kathleen Clough Motion Carried with unanimous support. Kathleen Clough made a motion for the Planning Commission to review Chapter 3 General Provision Sections 3.01 to 3.10 at the September meeting of the Planning Commission. 2nd. DeAnn McClintock Motion carried with unanimous support.

Board Member Comments: Joe Howes thanks everyone for their input at tonight's meeting. He encouraged everyone to continue to work together for the betterment of the township. He expressed his commitment to doing his best to understand the contents of the zoning ordinances.

Public Comments: Brian Kolk questioned if the Briarwood Acres campground had electrical usage for any potential medical needs. He also added any signage for the campground need to meet zoning requirements

Anne Marie Priddy commented that private campgrounds will provide detailed instructions for parking and how to get to the campground on their websites to help prevent campers from missing the site and needing to turn around. In regards to the McPherson property Anne Marie stated that an exact business name and physical address is needed to get labeled on Google Maps.

Luanne Erb had questions and concerns about enforcement of violations to the junk ordinances. Luanne stated she has repeatedly raised concerns about property on 116th St in violation of junk ordinances and it has not been addressed. Joe Howes asked Luanne to send the address to him.

Sue Herman expressed concern with the noise of generators from the Briarwood Acres campground echoing down the gully. She had concerns with the extra traffic on the dirt road causing it to become more rutted as well as the dumping of gray water on the road from campers.

Adjournment at 8:54 PM: Kathleen Clough Motion: Denny Hawkey 2nd: Motion carried with unanimous support.

Respectfully Submitted DeAnn McClintock Bridgeton Township Planning Commission Secretary