

Minutes

Bridgeton Township Planning Commission

Jan 9, 2023

1. Call to order at 7:00 PM by Joe Howes
2. Pledge of Allegiance
3. Role Call: DeAnn McClintock, Bob Dore, Joe Howes, Kathleen Clough, Denny Hawkey-All present
4. Approve/accept minutes: B. Dore made a motion to approve the minutes of the 11-14-22 Planning Commission Meeting; D. Hawkey 2nd-Motion carried with unanimous support
5. Approval of agenda: A motion was made to add review of the Brooks Property Forbearance Agreement to Old Business for approval of the agenda. D. McClintock 2nd. Motion Carried with unanimous support.
6. Public comment on agenda items: No public comment
7. Communications: D. McClintock reported that the board members had each received a copy of the Bridgeton Township Master Plan (Adopted June 2011) as well as an electronic copy of the Park Master Plan from Janis Barnhard-Bridgeton Township Supervisor.
8. Reports
 - a. Bridgeton Township Board update: B. Dore reported that the interior of the township hall has been painted, there is a new HVAC system that provides heat and AC, and security cameras have been installed. There is a new tax accessor name Annette (?). The township board is waiting to hear from lawyers regarding the Mansfield property as well as final details on the Verizon tower.
9. New Business

- a. Report on the work session held prior to the scheduled PC meeting for discussion of the aging Township Master Plan and its relationship/relevance to the zoning ordinance and to prioritize review/update of said documents. Ryan Coffey (Land Use Educator for Newaygo County) presented information regarding the purpose of the Township Master plan and 3 options for reviewing/amending/or redeveloping it. (See attached handouts). Mr. Coffey explained that the state requires the master plan to be updated every 5 years. The Master Plan is a policy document while the Zoning Ordinances are the legal document. The Master plan is the basis for the zoning ordinances. Mr. Coffey is available to provide information and support to the Planning Commission at any time.
- b. Keith Beerman to present a land use proposal for the property where 7 Mile Truck and Trailer business was/is on Warner next to Gary's Mini Mart. (See attached handout) Mr. Beerman shared his short-term and long-term goals for the use of the property as a saw mill with the eventual goal to have a large kiln and lumber yard. Discussion from the board included questions about the land proposed was more industrial than commercial.

10. Old Business

- a. Brooks Property Forbearance Review: Bryan Kolk provided a proposed written copy of the Forbearance Agreement for the Brooks Property. (See attached). Mr. Kolk included 3 additional items for the Planning Commission's consideration: Need to limit the number of tires on site/No parking in the front yard setback for the property / no storage of materials such as scrap items, parts, or dumpsters in the front yard set back of the property (83 feet from the center of the road). The PC discussed the options and agreed that there the additional items should be included in the forbearance agreement. The PC discussed using a number to

limit the scrap tires that could be sitting outside on the property site. A general number of 20 was discussed. The PC discussed that the ultimate goal was to address blight and to keep the property from being an eyesore in the community while allowing Mr. Brooks to practice his maintenance work. K. Clough made a motion that Brian Kolk discuss the additional items with Mr. Brooks negotiate an agreement and present options to the PC at the February meeting. B. Dore 2nd-Motion carried with unanimous support

11. PC member comments: D. Hawkey addressed other community properties that had serious issues with blight. D. Hawkey expressed concern that not enough was being done to enforce junk ordinances in the township. D. McClintock asked for items to be addressed at the PC work session prior to the February meeting. The PC agreed to review the Master Plan and discussion the three options Mr. Coffey presented to move forward with the best approach for reviewing the Master Plan.
12. Public comments: Members of the community expressed concern with different properties in the community that have become junky and blighted. Another concern brought forward was properties that had a number of feral cats. LuAnn Erbs expressed concern that nothing ever seems to get done with these properties. J. Howes asked for specific property addresses to be sent to him so that there was a written documentation of the specific places of concern.
13. Adjourn: B. Dore made a motion to adjourn the meeting- K. Clough 2nd-Motion carried. Meeting adjourned 8:20 PM.

Respectfully submitted DeAnn McClintock Bridgeton Township Planning Commission Secretary.