

Minutes

March 11, 2024

Bridgeton Planning Commission Meeting

Meeting called to order at 7:00 PM by J. Howes with the Pledge of Allegiance

Roll Call: McClintock(present), Dore (present), Howes (present), Clough (absent), Hawkey (present), Alternate Hinton (present)

Approval of Agenda: D. McClintock made a motion to approve the agenda as written. B. Dore 2nd. Motion carried

Approval of Minutes: D. Hawkey made a motion to approve the minutes of the February 12, 2024 Planning commission meeting. P. Hinton 2nd. Motion carried

Public Comment on Agenda Items: A member of the township had questions regarding the property at 5519 W. 104th St. Fremont MI (62-21-01-300-015) to be leased by Steve and Julie Leestma. The township member wanted to know: Must they abide by the Right to Farm Act? Will the township enforce compliance or is it the state. The reply that Bryan Kolk Zoning Administrator would be the contact person to provide notification of issues of compliance. The State of Michigan would be the authority of enforcement as Bridgeton Township does not have compliance enforcement personnel.

Secretary report/communications: Secretary McClintock had nothing to report

Reports:

Township Board (Dore): B. Dore reported: the Board or Review will begin this week, new accounting software has been purchased for the Township Clerk and Treasurer, Spring township clean-up days are to be determined, Newaygo County road commission road brining plan includes roads that are also in the plan for paving. B. Dore is working with the brining company to amend the proposal so that the township is not paying for brining on roads that will be paved. B. Dore shared information on the potential impact of the Axe my Tax proposal that will cut/eliminate property taxes. This proposal would have a detrimental impact on local governments like Bridgeton Township.

Work Session Activity: No work session was held prior to the Planning Commission meeting.

Old Business:

Brooks Forbearance: Bryan Kolk reported that there is no new news and he is waiting on a response from Mr. Brooks.

New Business:

Farm Market: Steve and Julie Leestma submitted an official request to Bryan Kolk withdrawing their request for a Special Land Use for the Farmer' Market (5519 W. 104th St. Fremont MI) (See attached). P. Hinton made a motion to refund the Leestma's the application fee B. Dore second. Motion carried.

Property (62-21-02-400-037) North/West Corner of Warner and 104th-Planning Commission asked Bryan Kolk if he had any information on the plans for that property as the trees had recently been cut. B. Kolk is not aware of any specific plans for the property. J. Howes asked B. Kolk to provide information to the land owners regarding the necessities for permits and zoning requirements for building/business plans.

Public Comment On Non-agenda items: A township resident provided a written copy of her questions/concerns regarding the property at the North-West Corner of Warner and 104th (62-21-02-400-037) (See attached). The Planning Commission and B. Kolk addressed the 4 key questions.

1). Mr. Stariha, then owner of the property, requested that the property be rezoned from residential to commercial in 2021. At the April 12, 2021, planning commission meeting a recommendation was made to approve the rezoning request to the Township Board.

2) Notification and publication of the meeting took place. Letters from neighbors were shared publicly (although specific details of who sent them were not available). Community members present were given public comment

3). Currently, plans for the property use have not been submitted to the planning commission or B. Kolk.

4). B. Kolk will contact the land owner to make sure they are aware of permit and zoning ordinance requirements.

There was a discussion of the permit process, having rationale to deny a land owner the right to develop their property, role of zoning ordinances, and clarifying that property can be zoned as Commercial, but does not require a site plan as that would be next step in the process. J. Howes explained to township members present that the Planning Commission had discussed and educated themselves on Mixed-Use Corridors, but did not take any further steps to rezone any areas in Bridgeton Township as a Mixed-Use Corridor. J. Howes emphasized that at this time the Planning Commission does not see a need or desire for this type of zoning in Bridgeton Township.

Other: None

Adjournment: P. Hinton made a motion to adjourn the meeting. B. Dore 2nd Motion carried. Meeting adjourned 7:48 PM

Respectfully submitted: DeAnn J. McClintock, Bridgeton Township Planning Commission Secretary.