

Minutes

July 8, 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 (present), Hawkey (present)

Approval of Agenda: D. McClintock made a motion to approve the agenda with the addition of public comments by Sheriff Bob Mendam who is currently running for reelection B. Dore 2nd. Motion carried

Approval of Minutes: K. Clough made a motion to approve the minutes of the June 10, 2024 Planning commission meeting. D. Hawkey 2nd. Motion carried

Public Comment on Agenda Items: Jim Schuitema stated that he would like to be considered as an alternate for the Planning Commission since Peggy Hinton will need to step away from this position as she is running for Bridgeton Township Board.

Comments from Sheriff Bob Mendam: Sheriff Mendam shared information regarding his reelection campaign. Postcards were shared with the PC members and the community members in attendance. (See attached)

Secretary report/communications: Secretary McClintock had nothing to report

Reports:

Township Board (Dore): B. Dore reported: Stu Sanders(incumbent) and Kelly Pangborn presented their bids for election as Register of Deeds in Newaygo County, Peggy Hinton was appointed to the township board to complete the term of Brittany Thompson who has resigned, the planning commission has recommended to the board that Section 3.02 Clearing of Land be struck from the Zoning Ordinances, Summer Meal Deal is providing meals free to anyone under 18 on Thursdays from 10-11AM, Cemetery committee is planning to add fencing to prevent vehicles from driving over graves, approval of a park attendant, approval for the Tommy Wall festival August 16-18, Green to 118th St has been paved-the county is aware of the gouge in the new pavement and is making plans for repair, Mr. Brooks is not following through with his agreed upon limits in the forbearance.

Zoning Update (Bryan Kolk)-Mr. Kolk reported that he does not have any big items that will need to come before the PC. Mr. Kolk has had a number of questions about property splits.

Old Business:        Brooks Forbearance: Bryan Kolk reported that Cliff (township lawyer) has contacted him with a couple questions regarding the forbearance which Bryan has responded to.

New Business:

Special Land Use Application: Gerry Rich President of SMARTCOMM LLC is requesting a SLU in building a contractor office and storage yard. The proposed site is 10470 S. Warner Fremont MI and are the site of two properties (62-21-12-100-028 and 62-21-12-100-027). Both of the properties are currently zoned B-1 Local Business. (See attached Special Land Use/Site Plan Review and Supplemental Information for details). PC members reviewed the components of Section 13.03 of Zoning Ordinances. Members asked clarifying questions regarding the nature of the storage yard. At this time the purpose of the site is to be a staging area for equipment and materials. At this time there is no plan for the site to be a staffed site so well and septic will not be necessary. There was discussion of property line adjustment and property sale for the two property sites that the current owner, Jeffrey Collins 7 Mile Truck and Trailer Repair, Inc, wrote that he would consider that was contingent on Bridgeton Township Board's approval of a SLU. The current plan is for Mr. Collins to allow access to the site through the driveway at 7 Mile Truck and Trailer Repair, Inc. This would not be through a legal easement, but a gentleman's agreement. Should Mr. Collins sell this property SMARTCOMM, LLC would need to build a driveway access to the storage yard site. Following discussion: D. McClintock made a motion to recommend approval of a Special Land Use contingent on a boundary line adjustment and purchase of property officially registered with the county to the Bridgeton Township Board. K. Clough 2nd: Motion carried with unanimous support.

The site plan for the SLU was reviewed by the PC. Section 11.06 Review Standards of the Zoning Ordinances were reviewed in regards to the submitted Site Plan. Following discussion: K. Clough made the following motion: It is recommended that the Bridgeton Township Board approve a site plan the includes contingencies for the following: any exterior lighting, visual buffer for any dumpster or storage of used materials, building permit, visual buffer of fencing or vegetation between site and residential properties, elevation plans, boundary line adjustments, and registration of property transfer. D. Hawkey 2nd Motion carried with unanimous support.

Alternate Position Vacancy: Peggy Hinton can no longer serve as an alternate on the Planning Commission as she has accepted appointment to the Bridgeton Township Board. There was discussion if an alternate member was a requirement. PC members it was agreed that an alternate member was helpful so that in the event members needed to be absent there would be a quorum to hold meetings. K. Clough made the following motion It is recommended to the Bridgeton Township Board to accept letters of interest in an alternate position on the Bridgeton Township Planning Commission. D. Hawkey 2nd Motion carried with unanimous support.

Public Comment On Non-agenda items: Ann-Marie Priddy requested clarification about the regulations on members serving on multiple board seats referring to the Board of Review and the ZBA (Zoning Board of Appeals) for members who are also on the Planning Commission and the Bridgeton Township Board.

Community members asked Bryan Kolk if there had been follow up on the request to check the property on 112th and Dickinson where it appeared that septic may have been added without proper permits. Mr. Kolk reported that he had talked to the property owner who had removed a cement slab with a modular home had been placed on. The property owner told Mr. Kolk that he was going to be replacing the modular on the site with another modular that he likes better. Mr. Kolk did not find any evidence of wrongdoing at this time

Other: None

Adjournment: K. Clough made a motion to adjourn the meeting. B. Dore 2nd Motion carried. Meeting adjourned 8:28 PM

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