

Bridgeton Township Planning Commission Minutes

Monday, January 13, 2025

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

Recognize new appointment to the PC: Jim Schuiteman has been appointed as a member of the PC. Jodi Bunce has been appointed to serve as an alternate.

Roll Call:Present: D. McClintock, J. Howes, J. Bunce (alternate), K. Clough, J. Schuiteman
Absent: B. Dore

Approval of Minutes from November 11, 2024: J. Schuiteman made a motion to approve the minutes. K. Clough second, Motion carried

Approval of the Agenda for the January 13, 2025 meeting: K. Clough made a motion to approve the agenda for the meeting. J. Schuiteman second Motion carried.

Public Comment on Agenda Items (Please limit comments to 3 minutes.) None

Secretary Report/Communications: Secretary McClintock reported that she received an email from Ann Marie (township clerk) with a message that expressed Kathy Kubon's apology for her words at the November 11, 2024 meeting(See attached). Joe Howes sent an email for a proposed resolution language template titled Resolution to Support Local Control and Claim of Appeal Against Michigan Public Service Commission Order. (see attached) J. Schuiteman made a motion to accept the secretaries' verbal report. J. Bunce second. Motion Carried

Reports:

Bridgeton Township Board Report: B. Dore absent: Joe Howes with support from others who were present at the December Township Board meeting reported that: appointments to the Planning Commission were made. Budget issues were addressed. The board voted to advertise for a Cemetery Sextant and a FIOA request coordinator. The board passed the Resolution to Support Local Control and Claim of Appeal Against Michigan Public Service Commission Order.

Zoning Update: Bryan Kolk verbally reported that he has followed up with those who were found to be in violation of the camping ordinance and found that most were still out of compliance. He is working on getting land owner information to make further contact. He has been responding to a number of routine questions and addressing a noise complaint issue.

Old Business:

Brooks Auto Facility forbearance: Bryan Kolk reported he has been in contact with Cliff Bloom (township lawyer) and preparing documentation for him related to non-compliance.

Master Plan Interest Survey update: Ann-Marie, township clerk, reported that surveys are being returned with winter taxes or in person. The deadline for return is February 14, 2025. She estimated that 20-25 had been returned so far.

New Business:

- A. PC Chair for the new term per Supervisor appointment. Joe Howes stated that he was willing to continue to serve as PC chair at the request of Supervisor Mansfield. J. Schuiteman made a motion in support of J. Howes as PC chairperson. K. Clough second Motion Carried.

- B. SLU (Special Land Use) request for a new cell tower. Bryan Kolk will be bringing a SLU proposal to the PC for a 260 ft tower that is proposed for a 75 X 75 property that currently has a 25 ft setback from the road. Atlas Tower Company will be leasing the property. There was discussion about tower density and as cell phone technology has changed are the township ordinances keeping up with changes. There were questions about conflicting ordinances for technology towers.
- C. Review of Camping Ordinance for information/familiarity in preparation for a work session prior to the February regular meeting. (See attached camping ordinance) A PC work session is scheduled with Ryan Coffey at 6 PM on February 10, 2025. The following issues were addressed in discussion with PC members.
- a. The CO is not presently in our ordinance book and not easy to find. Are there any other such items? The attached camping ordinance went into effect on 6-12-2017.
 - b. The CO is not conveniently available to anybody and there were questions about it being nebulous or overreaching. Are issues of concern already addressed with other ordinances in the township.
 - c. There were questions/discussion about the history/rationale for the CO. What were the circumstances? J. Schuiteman shared there were concerns about camping equipment/supplies/vehicles being left unsecured near the river during flood events. An attempt was made to find a middle ground with landowners being able to use their property and preventing contamination in the river during flood events.
 - d. Is the CO still relevant/usable in its present form in the current context of the township? Section B of the CO gives the zoning administrator the responsibility to impose or permit camping related to seven different parameters. Concerns about the ability of the zoning administrator to address and enforce these were expressed.
 - e. The PC members discussed if modification or elimination of this ordinance is necessary.

Public Comment on Non-agenda items: None

Other: None

Adjourn: Motion to adjourn: K. Clough 2nd: J. Bunce Motion carried. Meeting adjourned 7:44 PM

Respectfully submitted DeAnn J. McClintock, Bridgeton Planning Commission Secretary