

GARDEN TOWNSHIP MICHIGAN
GARDEN TOWNSHIP PLANNING COMMISSION

MEETING MINUTES FOR AUGUST 8th, 2024

Meeting was called to order with the Pledge of Allegiance at 7pm by Chair Person, Tom Lang.

Present: Tim O'Neill, Jenna Silkworth, Tom Lang

Absent: Jodi Williams, Frank Williams, and the Zoning Administrator - Joe Maki

Approval of the Agenda: Tim made a motion to approve the agenda as presented, seconded by Jenna. Roll call vote: Ayes: Jenna, Tim, Tom. Nays: 0. Motion passed.

Approval of minutes: Tim made a motion to approve the minutes from Planning Commission's meeting on July 11th 2024 as presented. Jenna seconded the motion. Roll call vote: Ayes: Tim, Jenna. Nays: 0. Tom abstained. Motion carried.

The **Assessor's/Zoning Administrator's report** for Garden Township was received via email and reviewed by the commission; a copy will be kept on file. Jenna made a motion to accept the report, seconded by Frank. Roll call vote: Ayes: Tim, Jenna, Tom. Nays: 0. Motion passed.

Old Business: none

Dotty LaJoy from CUPPAD was not present and no progress on the Garden Township Master Plan was presented

New Business: none

Other: Discussion was had regarding the possibility of re-visiting the Application for Conditional Use Permit by Craig Potvin that had a Public Hearing on July 11th. Mr Potvin wanted a re-vote this evening by the Planning Commission with a hope it would be approved with all 5 members present, considering that it was a tie vote at the last meeting with only 4 members present. The Township Supervisor, Kathy Young, had contacted the Township Attorney and Kathy asserted that since the Planning Commission had not officially notified the Township Board of the decision regarding the application for the Conditional Use Permit the Planning Commission could then vote again (as the Garden Township Board has not met since the Planning Commission's Public Hearing and vote on the applications). Jenna pointed out that there was not 5 members present at the current meeting, nor was the Zoning Administrator present. Tom did not feel that the application could be voted on again without having another Public Hearing. Jenna agreed that was her understanding as well, however the Township Supervisor had asserted it was acceptable to do so. Jenna stated that this information from the Attorney was coming third hand and that no member of the Planning Commission participated in the conversation and was uncertain if all of the pertinent information had been provided to the

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Attorney to give that recommendation, and that it was outside of her understanding and Tom's understanding of how the processes was to take place. Mr. Potvin did ask for Jenna to bring it up at the meeting, and so she was doing just that, but felt the issue should be tabled for a time when there was greater clarification and interpretation of the specific rules and procedures. Tim recommended that the issue should be tabled, and that it should not be voted on again at this time, that a decision was already made by the Planning Commission to not approve it, that a tie vote was considered a no, that it should at this point follow the process outlined in the Garden Township Zoning Ordinance and have the decision be given to the Garden Township Board for their review and final decision on the application. The discussion ended with not having another vote on the application at this time.

A motion was made by Jenna that: In the future a member of the Planning Commission or the Zoning Administrator to be present for discussions with the Attorney regarding things with the Planning Commission. Motion was seconded by Tim. Roll Call Vote: Ayes; Tim, Tom, Jenna. Nays; 0. Motion passed.

Public Comments: Ed Manke asked why the Planning Commission was waiting to give the recommendation to the Garden Township Board, and did not want any loop holes to be allowed in order for a re-vote on a matter that was already decided. It was explained that the Garden Township Board has not convened since the last time the Planning Commission met; that the Garden Township Board meets the second Tuesday of each month and the Planning Commission meets the second Thursday of each month, and that one does not always follow the other.

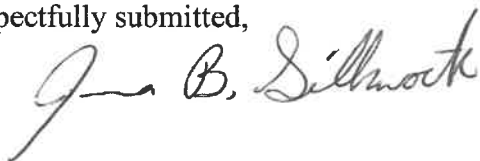
Gilbert Blauvelt had concerns about the Planning commission not being adequately informed enough about property splits.

Mark Petrich suggested that there be state regulations be followed and more thoroughly investigated by the Planning Commission, that is was an approximately 30 page section and that much of those details would/should be applicable and used in the Garden Township Zoning Ordinance.

Janet Daasch wanted to know where the woman from CUPPAD was, as she was interested in the Master Plan details and progress.

Adjourn: Tim made a motion to adjourn at 8:39pm, seconded by Jenna. Roll Call: Ayes: Tim, Jenna, Tom. Nays: 0. Motion passed.

Respectfully submitted,



Jenna Silkworth

Garden Township Clerk & Ex Officio Planning Commission Member.