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GOODLAND TOWNSHIP
PLANNING COMMISSION MEETING
December 15, 2021

A Special meeting of the Goodland Township Planning Commission was held at the Goodland Township Hall, located at 2374 N Van Dyke Rd, Imlay City, MI 48444; pursuant to notice duly posted.

Board Members Present: Mike Bissett, Lynne Foltz, Larry Kohler, Dan Steckly, Matt Van Dyk, Joe Duquette, John Moenaert

Board Members Absent:

Others Present: George Foltz, Corey Christensen, and Amy Nolin, Recording Secretary

The meeting was called to order at 7:02 p.m. by Chair Bissett. The purpose of this meeting is to continue the Public Hearing regarding the Home Occupation permit filed by Meredith Ruth, and to discuss the Master Plan & Zoning Ordinance review, Gravel Pits, and Solar.

AGENDA

Motion 12-21-01PC

Motion by Duquette, seconded by Foltz, to approve the Agenda with the addition of VI. New Business, D. 2022 Meeting Schedule and to add Rowe Engineering (Corey Christensen) to the Master Plan Review.

MOTION CARRIED.

MINUTES

Motion 12-21-02PC

Motion by Duquette, seconded by Foltz, to approve the minutes of the November 4, 2021, meeting with the correction to page 1, line 41, to correct the spelling, "...~~Fultz~~ Foltz..."

MOTION CARRIED.

UNFINISHED BUSINESS

Ruth Home Occupation Application—Mr. Joe Reeder was present for the continued discussion of the Ruth Home Occupation/Special Land Use application. Mr. Reeder presented a letter (see Attachment A) to the Township (dated 12/8/2021) after the previous Township Board meeting, to explain his plan for the stone cutting. He was also fined \$200 by the District Court (Court Case 210557A, infraction date 5/4/21) and those fees have been paid.

Motion 12-21-03PC

Motion by Bissett, seconded by Foltz, to request that the Township draft an agreement to be signed by Meredith Ruth (property owner) and Joe Reeder (resident of property), and to have such agreement notarized, that no additional stone cutting will occur on the property. This is to be completed prior to the next Goodland Township Board meeting (January 12, 2022). If the agreement is not completed by that time, the issue should be escalated to Circuit Court. The PC recommends that if another occurrence of stone cutting occurs, the 2nd fine should be double of the first (\$400/\$200) and should proceed to Circuit Court. The PC also suggests to the Township Board that if no additional complaints occur within one year, that the cost of the Home Occupation application be returned to the property owner, if allowed by law.

1
2 **MOTION CARRIED, with a roll call vote: Moenaert, yes; Van Dyk, yes; Kohler, yes; Bissett, yes;**
3 **Steckly, yes; Foltz, yes; and Duquette, no.**
4

5 **NEW BUSINESS**

6 Master Plan & Zoning Ordinance Review—Corey Christensen from Rowe Engineering, was in
7 attendance to give a presentation about assistance that he could offer on the Master Plan update. He
8 provided a sample from Attica Township and a list of recommendations for the update. There was also
9 brief discussion regarding the Zoning Ordinance updates and Ordinance development. He will submit
10 price estimates to the Township after the first of the year. It was the consensus of the PC to have the
11 minimum recommendations bid and also the recreation & well portions of the add-on list. No other
12 items at this time. It was also the consensus of the PC to push Master Plan work back to March and take
13 a deeper look at the solar power ordinance.

14 2022 Meeting Schedule—it was the consensus of the PC to schedule the next meeting for January 19,
15 2022 at 7:00 p.m.

16 Pitts—there was discussion about the gravel pits. Not all of the sites are gravel and not all are mined.
17

18 **Motion 12-21-04PC**

19 Motion by Bissett, seconded by Foltz, to clarify/change references from “Pits” to “Excavations” and to
20 recommend to the Township Board that they renew the permit for the Mid-Michigan Material
21 excavations on Clear Lake Rd.

22 **MOTION CARRIED.**
23
24

25 **PUBLIC TIME**—no one wished to address the PC.
26

27 Meeting adjourned at 8:41 p.m.
28
29

30 These minutes are correct to the best of my knowledge.
31
32

33 _____
34 Michael Bissett, Chair
35
36

Lynne Foltz, Secretary

37
38 _____
39 Amy Nolin, Recording Secretary
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PC 12/15/21 Attachment A

December 8, 2021

Good evening Goodland Township Board Members and Residents,

First, I would like to apologize for any inconvenience I may have caused any one of you. I was not aware that my actions went against any township ordinances. Once, Ron made me aware of the ordinance and informed me of the correct actions to take, I followed his directive and have continued to do so. I have fulfilled all obligations set forth by the courts, Lapeer County Code Authority, and Goodland Township Planning Commission. There have not been any complaints from any of our surrounding neighbors either. I am complying with the township ordinances and plan to do so in the future.

I appear now before this Board and ask that you would also put this complaint to rest. It is my wish that we can all move forward and put this behind us. I would like us all to live in harmony and peace with each other, to build a stronger community together. And again, I apologize for any unrest I may have caused. It was not my intent at all.

Thank you all for your time tonight and I wish you all a Happy and Safe Holiday Season!

Sincerely,

Joseph Reeder