

GREENWOOD TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
06/07/2022 7:00 PM



- 1) Call to Order by Conley
- 2) Pledge of Allegiance
- 3) Roll Call: Members present / absent
 - a) Present: Rossiter, Holcomb, Deater
 - b) Absent: Conley, Kibart
 - c) Other: Mansfield, Falkama
- 4) Approve agenda: As presented Motion Deater, 2nd Rossiter I/F 3-0
- 5) Approve minutes from:
 - a) the regular planning commission board meeting 04/05/2022 as presented / amended Deater, 2nd Rossiter I/F 3-0
- 6) Public Comment/Correspondence (Limit to Three Minutes)
- 7) Old Business:
 - a)
- 8) New Business:
 - a) Special Use Violations
 - i) Falkama – Rick began by stating that he had received a complaint from Amy Vincent that Falkama was excavating to close to her residence in the sand pit that currently has a special use. Amy was not present and therefore could not voice her own concerns. Rick asked the commission to work something out between the two parties. After reviewing the ordinance and special use the commission determined that Falkama wasn't digging within the 300' variance but he was moving soil, smoothing it out and getting ready to put the topsoil back on it. As a commission we want the land to look good and be free from potential erosion so we asked Falkama if he could finish smoothing it out and dig no closer than the 300' allowed by the ordinance, he replied that he could. We asked Falkama not to do anything closer than 300' until Amy has been notified. We asked Rick to inform Amy of our decision and once she has been informed to let Falkama know he is free to finish the smoothing out and returning the topsoil.
 - ii) Vincent –
 - iii) Yoders sawmill on 184th sawmill. There are wood chips uncovered and blowing into the national forest. A letter was sent notifying him to get it covered or removed. Discussion was made about the several violations from this special use. Rick stated that they have several violations at the state as well. Holcomb asked Rick for a list of those state violations to present to the regular board on June 13th. This commission will ask the regular board for permission to let Mr. Yoder know that the next violation will result in revoking the special use.
 - b) Discuss Solar Panels – See attachment – tabled until everyone is present. An electronic copy of the Planning and Zoning for Solar Energy Systems has been sent to every member of this commission in order to discuss next meeting
 - c) Discuss Master Plan – Holcomb informed those present that he talked to the West Michigan Shoreline Regional Development Commission and asked a few questions, among them were, is a Comprehensive Plan the same as a Master Plan? How much would a complete rewrite cost? Would you recommend a

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rewrite? Comprehensive Plan is essentially the same as a Master Plan. Cost will be between 7-10K. They would recommend a complete rewrite. Reason is we are open to liability if someone were to challenge our ordinance. We are missing things that the state planning law says we need to address.

- 9) Ordinance Review:
 - a) Sections 16.1 – 22 (Max 1 hour). Highlighted a few potential changes for review with the whole commission at the next meeting.
- 10) Board discussion/comment:
- 11) Meeting adjourned at 8:48: motion Deater, 2nd Rossiter I/F 3-0

Jamie P. Holcomb