



Greenleaf Township Planning Commission
6534 Bay City Forestville Road
Cass City, MI 48726

Greenleaf Township Planning Commission Meeting Minutes for October 17, 2024, regular meeting.

Meeting was called to order by Chair Ken Osentoski at 7:01 P.M.

Pledge of Allegiance was recited.

Chair Ken Osentoski asked for a moment of silence to be observed to honor the passing of Jerry Cleland.

Commissioners Present: Ken Osentoski, Jim Osentoski, Ken Brown, Greg Guza, Mitch Engel, and Bob Milot

Commissioners Absent: Cody Tyrell

Zoning Administrator: Chuck Van Erp was absent

Motion by Ken Brown to approve the meeting agenda. Second by Greg Guza. Motion passed.

Motion by Ken Brown to approve the minutes from August 15, 2024, meeting after changing the correct date for the next regular scheduled meeting to October 17. Second by Greg Guza. Roll call vote: All yes. Motion passed.

New Business:

- a.) Election of officers: Motion by Ken Brown. Second by Mitch Engel to have Ken Osentoski remain Chairman of the Planning Commission. Roll call vote: 5 to 1 with Ken Osentoski dissenting. Motion passed.
Motion by Ken Brown. Second by Ken Osentoski to elect James Osentoski as secretary of the Planning Commission. Roll call vote: All yes. Motion passed.
- b.) Meeting dates for 2025 Planning Commission were set and given to the Clerk.
- c.) Marihuana Ordinance was reviewed.

Old Business:

- a.) Zoning Ordinance Fees
 - 1. Land use permit: No Charge
 - 2. Building without land use permit: \$200
 - 3. Business handled during a regular planning commission meeting which requires advertising and notification to neighbors' property owners \$500 into an escrow account. Remaining fee to be returned.
 - 4. Special planning commission meeting \$525 plus \$500 in escrow
 - 5. Zoning board of appeals: \$300 fee plus \$500 in escrow

Motion by Ken Brown to present fee schedule to the township board meeting. Second by Greg Guza. Roll call vote: All yes. Motion passed.

- b.) Zoning Ordinance Review

Public Comment: None

Hearing no other business, a motion to adjourn was made Greg Guza. Second by Bob Milot. The meeting was adjourned at 8:55 P.M. Roll call vote: All yes. Motion passed.

The next regular meeting is scheduled for December 19, 7:00 P.M. in the Township Hall

Respectfully submitted by: James Osentoski

Secretary, Greenleaf Township Planning Commission

Greenleaf Township
Special Planning Commission Minutes

Jan. 18, 2024

Meeting called to order 6:30pm by chairperson Ken Osentoski.

Pledge of Allegiance was recited.

Roll call:

Present- Ken Osentoski, Ken Brown, Mitch Engle, Greg Guza

Absent- Angela Summers, Jerry Cleland, Bob Milot

There was a request by Kirk Winter to rezone a piece of property to commercial.

The request was rescinded.

No action necessary from board.

Public comment:

None.

A motion was made by Ken Brown to adjourn meeting, seconded by Greg Guza.

A roll call vote was taken, unanimous yes. Meeting adjourned at 6:38pm.

Minutes submitted by Ken Brown.



Greenleaf Township Planning Commission
6534 Bay City Forestville Road
Cass City, MI 48726

Greenleaf Township Planning Commission Meeting Minutes for February 20, 2025, regular meeting.

Meeting was called to order by Chair Ken Osentoski at 7:01 P.M.

Pledge of Allegiance was recited.

Attendees: Four people

Commissioners Present: Ken Osentoski, James Osentoski, Ken Brown, Greg Guza, and Mitch Engel

Commissioners Absent: Bob Milot and Cody Tyrell

Zoning Administrator: Chuck Van Erp was present.

Motion by Ken Brown to approve the meeting agenda. Second by Mitch Engel. Roll call vote: 5 to 0 / The motion passed.

Motion by Ken Osentoski to approve the minutes from the December 19, 2024, meeting. Second by Mitch Engel. Roll call vote: 5 to 0 / The motion passed.

New Business:

Sheldon Zimmerman of Thumb Knuckle Market Inc. came before the Planning Commission seeking approval to construct a 25' by 96' greenhouse to be used at a new business located on the corner of M53 and M81. They plan to sell plants and other seasonal produce / items.

Motion by Ken Brown to allow the construction of a 25' by 96' greenhouse. Second by James Osentoski. Roll call vote: 5 to 0 / The motion passed.

Old Business:

Zoning Ordinance Review: Discussed proposed ordinance changes concerning shipping / storage containers on residential and commercial / industrial / agricultural parcels.

Continued Updating Zoning Ordinances

Public Comment: None

Hearing no other business, a motion to adjourn was made Greg Guza. Second by Mitch Engel. The meeting was adjourned at 8:41 P.M. Roll call vote: 4 to 1 with Ken Brown dissenting. Motion passed.

The next regular meeting is scheduled for: April 17, 2025, at 7:00 P.M. in the Township Hall

Please note the dates for the following 2025 Planning Commission Meetings:

All meetings begin at 7:00 P.M. in the Township Hall.

- June 19, 2025
- August 21, 2025
- October 16, 2025
- December 18, 2025

Respectfully submitted by: James Osentoski

Secretary, Greenleaf Township Planning Commission

[Type here]



Greenleaf Township Planning Commission
6534 Bay City Forestville Road
Cass City, MI 48726

approved

GREENLEAF TOWNSHIP PLANNING COMMISSION

Meeting Agenda

Greenleaf Township Hall
6435 Bay City Forestville Road
Cass City, MI 48726
August 21, 2025 ~ 7:00 P.M.

1) Call to Order:

a) Meeting called to order by: _____ at _____ P.M.

b) Pledge of Allegiance

c) Attendees: _____

d) Roll Call:

i) Ken Osentoski, _____ Jim Osentoski, _____ Ken Brown, _____
Greg Guza, _____ Mitch Engel, _____ Bob Milot, _____ & Cody Tyrell _____

ii) Zoning Administrator: Chuck VanErp _____

e) Adoption of Agenda

i) Motion by: _____ to approve the agenda for the
August 21, 2025, meeting as presented: _____ or state changes needed
_____, seconded by _____

Motion carried: _____ or denied: _____

f) Approval of Minutes

i) Motion by: _____ to approve minutes for the June 19, 2025,
meeting as presented: _____ or state changes as needed:
_____, seconded by:

_____ Motion carried: _____ or denied: _____

2) New Business: None

3) Old Business: Update Zoning Ordinances

4) Public Comment: (limited to 3 minutes per person after recognition by Chair)

5) Date of Next Meeting: October 16, 2025, at 7:00 P.M. in the Township Hall

6) Adjournment: Motion by: _____, seconded by: _____ to
adjourn the meeting at _____ P.M.



Greenleaf Township Planning Commission
6534 Bay City Forestville Road
Cass City, MI 48726

Greenleaf Township 7:00 PM Planning Commission Meeting Minutes for June 19, 2025.

Meeting was called to order by Chair Ken Osentoski at 7:00 P.M.

Pledge of Allegiance was recited.

Attendees: Two people

Commissioners Present: Ken Osentoski, James Osentoski, Ken Brown, Mitch Engel & Cody Tyrell

Commissioners Absent: Bob Milot and Greg Guza

Zoning Administrator: Chuck Van Erp was present.

Motion by Ken Brown to make a change to the meeting agenda for June 19, 2025. Under New Business: Nominate and elect a Vice-Chairman to the Planning Commission should read Nominate and elect a Deputy Chairperson. Second by Mitch Engel. Roll call vote: 5 to 0 / The motion carried.

Motion by Ken Osentoski to approve the minutes from the April 17, 2025, meeting. Second by Kenny Brown. Roll call vote: 5 to 0 / The motion carried.

Motion by James Osentoski to make a change to the Special May 22, 2025, meeting minutes. Under the next regular meeting scheduled for: June 19, 2025 should read as June 19, 2025. Second by Kenny Brown. Roll call vote: 5 to 0 / The motion carried.

New Business:

Motion by Kenny Brown to nominate and elect Mitch Engel as Deputy Chairperson to the Planning Commission. Second by Kenny Osentoski. Mitch Engel accepted the nomination. Roll call vote: 5 to 0 / The motion carried.

Old Business:

Zoning Ordinance Review: Finalized proposed changes to shipping / storage containers on residential and commercial / industrial / agricultural parcels.

Continued Updating Zoning Ordinances

Public Comment: C. Gibbard spoke regarding all residents be treated fairly to business developments in the township.

Hearing no other business, a motion to adjourn was made by Kenny Osentoski. Second by Cody Tyrell. The meeting was adjourned at 8:57 P.M. Roll call vote: 5 to 0. The motion carried.

The next regular meeting is scheduled for: August 21, 2025, at 7:00 P.M. in the Township Hall

Please note the dates for the following 2025 Planning Commission Meetings:

All meetings begin at 7:00 P.M. in the Township Hall.

- October 16, 2025
- December 18, 2025

Respectfully submitted by: James Osentoski

Secretary, Greenleaf Township Planning Commission



Greenleaf Township Planning Commission
6534 Bay City Forestville Road
Cass City, MI 48726

Greenleaf Township 7:30 PM Special Planning Commission Meeting Minutes for May 22, 2025.

Meeting was called to order by Chair Ken Osentoski at 7:31 P.M.

Pledge of Allegiance was recited.

Attendees: Four people and guest Mike Langenburg were present at the meeting.

Commissioners Present: Ken Osentoski, James Osentoski, Ken Brown, Greg Guza, and Mitch Engel

Commissioners Absent: Bob Milot and Cody Tyrell

Zoning Administrator: Chuck Van Erp was present.

Motion by Ken Brown to approve the meeting agenda. Second by Greg Guza. Roll call vote: 5 to 0 / The motion carried.

New Business:

Wild John's LLC / Jeff Trepkowski is seeking the approval to construct a 132 kw solar array behind the existing business.

Motion by Ken Brown to allow Wild John's LLC / Jeff Trepkowski for the approval of a 132 kw solar array. Second by James Osentoski. Roll call vote: 5 to 0 / The motion carried.

Public Comment: None

Hearing no other business, a motion to adjourn was made by Greg Guza. Second by Kenny Brown. The meeting was adjourned at 7:46 P.M. Roll call vote: 5 to 0. The motion carried.

The next regular meeting is scheduled for: June 19, 2025, at 7:00 P.M. in the Township Hall

Please note the dates for the following 2025 Planning Commission Meetings:

All meetings begin at 7:00 P.M. in the Township Hall.

- August 21, 2025
- October 16, 2025
- December 18, 2025

Respectfully submitted by: James Osentoski

Secretary, Greenleaf Township Planning Commission

GREENLEAF TOWNSHIP PLANNING COMMISSION

Meeting Agenda

Greenleaf Township Hall
6435 Bay City Forestville Road

Cass City, MI 48726

June 19, 2025 ~ 7:00 P.M.

1) Call to Order:

a) Meeting called to order by: _____ at _____ P.M.

b) Pledge of Allegiance

c) Attendees: _____

d) Roll Call:

i) Ken Osentoski, _____ Jim Osentoski, _____ Ken Brown, _____
Greg Guza, _____ Mitch Engel, _____ Bob Milot, _____ & Cody Tyrell _____

ii) Zoning Administrator: Chuck VanErp _____

e) Adoption of Agenda

i) Motion by: _____ to approve the agenda for the
June 19, 2025, meeting as presented: _____ or state changes needed

_____, seconded by _____

Motion carried: _____ or denied: _____

f) Approval of Minutes

i) Motion by: _____ to approve minutes for the April 17, 2025,
meeting as presented: _____ or state changes as needed:

_____, seconded by:

_____ Motion carried: _____ or denied: _____

g)

i) Motion by: _____ to approve minutes for the special
May 22, 2025, meeting as presented: _____ or state changes as needed:

_____, seconded by:

_____ Motion carried: _____ or denied: _____

2) New Business: Nominate and elect a Vice-Chairman to the Planning Commission.

3) Old Business: Update Zoning Ordinances

4) Public Comment: (limited to 3 minutes per person after recognition by Chair)

5) Date of Next Meeting: August 21, 2025, at 7:00 P.M. in the Township Hall

6) Adjournment: Motion by: _____, seconded by: _____ to
adjourn the meeting at _____ P.M.



Greenleaf Township Planning Commission
6534 Bay City Forestville Road
Cass City, MI 48726

Greenleaf Township 7:00 PM Planning Commission Meeting Minutes for August 21, 2025.

Meeting was called to order by Chair Ken Osentoski at 7:00 P.M.

Pledge of Allegiance was recited.

Attendees: Two people

Commissioners Present: Ken Osentoski, James Osentoski, Kenny Brown, Mitch Engel, Bob Milot, Greg Guza & Cody Tyrell

Commissioners Absent: None

Zoning Administrator: Chuck Van Erp was not present.

Motion by Kenny Brown to approve the agenda for the August 21, 2025, meeting. Second by Mitch Engel. Roll call vote: 6 to 0 ~ Greg Guza abstained from the vote / The motion carried.

Motion by Kenny Brown to approve the minutes for the June 19, 2025, meeting. Second by Greg Guza. Roll call vote: 7 to 0 / The motion carried.

New Business: None

Old Business: Continued Updating Zoning Ordinances

Public Comment: None

Hearing no other business, a motion to adjourn was made by Mitch Engel. Second by Bob Milet. The meeting was adjourned at 8:11 P.M. Roll call vote: 7 to 0. The motion carried.

The next regular meeting is scheduled for: *October 16, 2025, at 7:00 P.M. in the Township Hall*

Please note the dates for the following 2025 Planning Commission Meetings:

All meetings begin at 7:00 P.M. in the Township Hall.

- October 16, 2025
- December 18, 2025

Respectfully submitted by: James Osentoski

Secretary, Greenleaf Township Planning Commission