



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

Greenleaf Township Planning Commission Meeting Minutes for December 19th, 2019 regular meeting

Meeting was called to order by Chair Jerry Cleland at 7:02 p.m.

Pledge of Allegiance was led by Jerry Cleland

Commissioners Present: Chair Jerry Cleland, Angela Summers, Ken Osentoski, Gregg Guza and Ken Brown

Commissioners Absent: Vicky Sherry

Zoning Administrator Charles (Chuck) VanErp also present

There were 9 resident guests in attendance

Motion to approve the meeting minutes of October 17th, 2019 made by Jerry Cleland, with support from Ken Brown, motion carried

On Going Business

- A. Ken Brown informed the Planning Commission that legal advice can be sought out after township board has completed their pending matters
- B. The master plan survey was not sent with winter tax bills as scheduled. Ken Brown will ask township board opinions on when it should be sent and how. Angela Summers questioned the survey being sent with tax bills, because not all residents receive actual bills due to escrow accounts for mortgages
- C. Members reviewed various questions on the master plan survey

New Business

- D. A motion to approve 2020 Planning Commission meeting dates was made by Gregg Guza, with support from Ken Brown, motion carried
- E. Zoning Administrator Chuck VanErp asked members to vote on approval of K & T Leasing (Thumb Heating and Cooling) structure. After blue prints were reviewed, a roll call vote was unanimous, motion carried. It was noted that the Zoning Administrator will have final approval of the building permit
- F. Zoning Administrator Chuck VanErp informed members that shipping containers are not taxable. A decision will need to be made at the February 2020 meeting regarding shipping containers being allowed in the township

Public Comment

Gibbard: Number of members on Planning Commission, Township cemetery

Hearing no other business motion to adjourn was made by Gregg Guza with support from Ken Brown, motion carried and meeting was adjourned at 8:12pm

The next regular meeting is scheduled for February 20th, 2020 at 7:00 p.m. in the Township Hall

Respectfully submitted by:

*Angela Summers, Secretary
Greenleaf Township Planning Commission*



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

Greenleaf Township Planning Commission Meeting Minutes for February 20th, 2020 regular meeting

Meeting was called to order by Chair Jerry Cleland at 7:00 p.m.

Pledge of Allegiance was led by Jerry Cleland

Commissioners Present: Chair Jerry Cleland, Angela Summers, Ken Osentoski, Gregg Guza and Ken Brown

Commissioners Absent: Vicky Sherry

Zoning Administrator Charles (Chuck) VanErp also present

There were 9 resident guests in attendance

Motion to approve the meeting minutes of December 19th, 2019 made by Gregg Guza, with support from Ken Osentoski, motion carried

On Going Business

- A. Master Plan draft review – no new discussion on the matter
- B. Shipping container decision – Ken Brown informed members that township legal counsel suggested the Planning Commission be cautious about not allowing signage on shipping containers because of current Zoning Ordinances in place for signage. Chuck VanErp informed members that Huron County is taxing them as they would a building and not allowing structural changes to be made to the container itself (windows, etc) without engineer approved plans. Along with requiring a foundation of some kind. Chuck also questioned if the township should have a set maximum amount of containers per parcel. Jerry Cleland questioned the safety issue of the containers and if someone could be accidentally locked inside.
 - Discussion was opened for public comment regarding shipping containers:
 - o Barb Godlewski - would like to see rules enforced
 - o Keith Mitchell – questioned if taxable or not
 - Members are unsure at this time
 - o Christina Gibbard – questioned if the Zoning Ordinance would be changed to reflect the decision made
 - Ken Brown responded yes, if necessary

Motion was made by Ken Brown to table the decision until the next meeting, motion died due to of lack of support.

Angela Summers mentioned the idea of taking no action at this time and leaving the Zoning Ordinance as is, but making it clear that residents could request a variance if a shipping container was a better option for their specific situation. Chuck VanErp mentioned that there would be some sort of cost involved for the resident in order for the Zoning Board of Appeals to host a meeting, if the situation stated above does take place.

Motion was made by Ken Brown and supported by Ken Osentoski to take no action at this time and leave the Zoning Ordinance unchanged, regarding shipping containers, but noting that residents can still take denied requests for shipping containers to the Zoning Board of Appeals. A roll call vote was taken and unanimous. Ken Brown: Yes Ken Osentoski: Yes Angela Summers: Yes Jerry Cleland: Yes Gregg Guza: Yes



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

New Business

A. Jerry Cleland brought the attached hand out to the meeting and presented it to the members and public.

B. Jerry Cleland informed members that he would like to host an election at the next scheduled meeting for the Planning Commission Chair and Secretary positions.

Public Comment

Christina Gibbard: asked about posting Planning Commission vacancy notices for positions, along with meeting minutes on township website

Rodney Mazure: stated that the website is public so Planning Commission should be allowed to post what they would like on it

Lori Mazure: Had various questions on the handout from Jerry, asked for clarification

Hearing no other business motion to adjourn was made by Ken Osentoski with support from Gregg Guza, motion carried and meeting was adjourned at 8:19pm

The next regular meeting is scheduled for April 16th, 2020 at 7:00 p.m. in the Township Hall

Respectfully submitted by:

*Angela Summers, Secretary
Greenleaf Township Planning Commission*

Greenleaf Township Planning Commission Meeting Minutes for May 11th, 2020 Special Meeting

Meeting was called to order by Ken Brown at 7:02 p.m.

Pledge of Allegiance was led by Ken Brown

Commissioners Present: Angela Summers, Ken Osentoski, Gregg Guza and Ken Brown, Vicky Sherry (via Zoom)

Commissioners Absent: Chair Jerry Cleland

Zoning Administrator Charles (Chuck) VanErp also present

There were 5 resident guests in attendance

Motion made by Ken Brown to approve the special meeting agenda for current meeting, supported by Vicky Sherry.

New Business

A. Wild John's gas station/party store adding 380 sq ft addition to the commercial business

After review of plans, a motion was made by Ken Brown, with support from Gregg Guza, to approve the Land Use Permit.

Roll Call Vote was unanimous. Motion carried. Permit approved by Planning Commission.

Public Comment

Anonymous: questioned if permit was a special land use permit, Zoning Administrator says no, since it is commercial property, needs Planning Commission approval.

Hearing no other business motion to adjourn was made by Vicky Sherry with support from Ken Osentoski, motion carried and meeting was adjourned at 7:16pm

Respectfully submitted by:

*Angela Summers, Secretary
Greenleaf Township Planning Commission*



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

Greenleaf Township Planning Commission Meeting Minutes for August 20th, 2020 regular meeting

Meeting was called to order by Chair Jerry Cleland at 7:00 p.m.

Pledge of Allegiance was led by Jerry Cleland

Commissioners Present: Chair Jerry Cleland, Angela Summers, Ken Osentoski, Greg Guza, Vicky Sherry and Ken Brown

Commissioners Absent: None

Zoning Administrator Charles (Chuck) VanErp not present

There were 5 resident guests in attendance

Motion to approve the meeting minutes from February 20th 2020 regular meeting made by Ken Osentoski with support from Greg Guza, motion carried

Motion to approve the special meeting minutes from May 11th, 2020 made by Ken Brown, with support from Greg Guza, motion carried

On Going Business

- A. Master Plan draft review
 - a. Ken Brown suggested that Special Land Use permits be available to encourage small/home based businesses in the township, Vicky Sherry believes this is already included in the Master Plan/Zoning Ordinance
- B. Survey responses
 - a. Angela Summers will put a summary sheet together of responses to be reviewed at next meeting

New Business

- A. Rezoning parcel 76-130-008-200-070-03, located at 8254 Van Dyke Rd Cass City, MI 48726
 - a. A site plan was shown, special meeting scheduled for September 17th, 2020 at 6pm at the township hall. Motion made to schedule meeting made by Jerry Cleland with support from Ken Brown, motion carried
 - b. Angela Summers will contact Clerk Judy Keller in regards to public notification for the special meeting

Public Comment

Lori Mazure: Not necessary to read meeting minutes out loud

Hearing no other business motion to adjourn was made by Greg Guza with support from Vicky Sherry, motion carried and meeting was adjourned at 7:42pm

The next regular meeting is scheduled for October 15th, 2020 at 7:00 p.m. in the Township Hall (special meeting for September 17th, 2020 at 6 pm at Township Hall also scheduled)

Respectfully submitted by:

Angela Summers, Secretary, Greenleaf Township Planning Commission

Greenleaf Township Planning Commission Meeting Minutes for September 17, 2020 Special Meeting

Meeting was called to order by Chair Jerry Cleland at 6pm.

Pledge of Allegiance was led by Chair Jerry Cleland

Commissioners Present: Angela Summers, Ken Osentoski, Ken Brown, Vicky Sherry (via Zoom), Chair Jerry Cleland

Commissioners Absent: Greg Guza

Zoning Administrator Charles (Chuck) VanErp also present

There were 13 resident guests in attendance

New Business

A. Rezoning of parcel 76-130-008-200-070-03, located at 8254 Van Dyke Rd Cass City, MI 48726

Robby Iseler: Property will be used for truck parking, some minor truck repairs, and will not have much commercial traffic. No trucks will sit running for extended periods of time. Has 8 trucks in fleet. Has plans to build 60x120 shed.

After review of plans, a motion was made by Vicky Sherry, with support from Ken Brown, to recommend the Township Board approve the rezoning of the property listed above from agricultural residential to commercial.

Ken Osentoski abstained from voting due to conflict of interest. The remaining member's roll call vote was unanimous. Motion carried. Recommendation to approve given by the Planning Commission.

Public Comment

Toner: Curb, turn lane

Gibbard: Clarification of property location

Hearing no other business motion to adjourn was made by Ken Brown with support from Vicky Sherry, motion carried and meeting was adjourned at 6:17pm

Respectfully submitted by:

*Angela Summers, Secretary
Greenleaf Township Planning Commission*



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

Greenleaf Township Planning Commission Meeting Minutes for October 15th, 2020 regular meeting

Meeting was called to order by Chair Jerry Cleland at 7:00 p.m.

Pledge of Allegiance was led by Jerry Cleland

Commissioners Present: Chair Jerry Cleland, Angela Summers, Ken Osentoski, Greg Guza, Vicky Sherry and Ken Brown

Commissioners Absent: None

Zoning Administrator Charles (Chuck) VanErp not present

There were 4 resident guests in attendance

Motion to approve the meeting minutes from August 20th, 2020 regular meeting and September 17th, 2020 special meeting made by Vicky Sherry with support from Ken Osentoski, motion carried.

On Going Business

- A. Master Plan draft review
 - a. Discussion on conditional use permits vs cottage businesses, Ken Brown mentioned Novesta township uses conditional use permits to encourage business growth in the community.
 - b. Discussion on where old rail road used to be and its relevance on surrounding property
- B. Survey responses
 - a. Angela Summers will prepare presentation of results to be reviewed at next meeting

New Business

- A. Green Energy
 - a. Discussion on adding statement to Master Plan regarding solar energy. Will discuss wording at next regular meeting.
 - b. Jerry Cleland stated concerns over vegetation underneath of any (if any) future solar panels

Public Comment

None

Hearing no other business motion to adjourn was made by Vicky Sherry with support from Greg Guza, motion carried and meeting was adjourned at 7:43pm

The next regular meeting is scheduled for December 17th, 2020 at 7:00 p.m. in the Township Hall

Respectfully submitted by:

Angela Summers, Secretary, Greenleaf Township Planning Commission



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

Greenleaf Township Planning Commission Meeting Minutes for December 17th, 2020 regular meeting

Only available on Zoom due to COVID restrictions

Meeting was called to order by Chair Jerry Cleland at 7:02 p.m.

Pledge of Allegiance was led by Jerry Cleland

Commissioners Present: Chair Jerry Cleland, Angela Summers, Vicky Sherry and Ken Brown

Commissioners Absent: Ken Osentoski, Greg Guza

There were 2 resident guests in attendance

Motion to approve the meeting minutes from October 15th, 2020 regular meeting Ken Brown with support from Vicky Sherry, motion carried.

Motion to approve 2021 Planning Commission meeting dates as follows:

Feb 18th, April 15th, June 17th, August 19th, Oct 21st, December 16th (3rd Thursday of every other month)

Motion by Vicky Sherry with support from Ken Brown, motion carried.

On Going Business

- A. Master Plan draft review
 - a. Discussion of hosting a community workshop meeting
- B. Survey responses (postponed again due to virtual meeting restrictions)
 - a. Angela Summers will prepare presentation of results to be reviewed at next meeting

New Business

- A. None

Public Comment

None

Hearing no other business motion to adjourn was made by Vicky Sherry with support from Ken Brown, motion carried and meeting was adjourned at 7:14pm

The next regular meeting is scheduled for February 18th, 2021 at 7:00 p.m. in the Township Hall

Respectfully submitted by:

Angela Summers, Secretary, Greenleaf Township Planning Commission

Greenleaf Township Survey

1 SURVEY PER ADDRESS PLEASE

Viewable at Greenleaf Township Hall, 6435 Bay City Forestville Road, Cass City, MI 48726
Phone: (989) 670-1401

The Township of Greenleaf is updating its Master Plan, which will lay out a vision and direction for future development in the Township. The Master Plan will include goals and action items related to land use, housing, economic development, transportation, natural resources, historic preservation, recreation, and community services and facilities.

Through this survey, the Township is requesting your help in answering questions about issues or concerns that may be important to you. Your opinion is critical to ensure the new Master Plan reflects community needs, visions, and goals. Thank you for your participation!

1. How long have you lived in Greenleaf Township?
 - a. Less than a year
 - b. 1 to 5 years
 - c. 6 to 10 years
 - d. 11 to 20 years
 - e. Over 20 years
 - f. I live outside of Greenleaf Township limits, but own property in Greenleaf Township

2. What is your gender?
 - a. Male
 - b. Female

3. What is your age bracket?
 - a. 18 to 30 years old
 - b. 31 to 45 years old
 - c. 46 to 60 years old
 - d. 61 to 75 years old
 - e. Over 75 years old

3. What is your household composition?
 - a. Single, no children
 - b. Single with children at home
 - c. Single, children no longer at home (empty-nester)
 - d. Couple, no children
 - e. Couple with children at home
 - f. Couple, children no longer at home (empty-nester)
 - g. Other: _____

4. How many people live in your household?

- a. 1
- b. 2
- c. 3 to 5
- d. 6 or more

5. Homeownership status?

- a. Own
- b. Rent

6. What is your work situation? (Circle all that apply)

- a. Work in Greenleaf Township
- b. Work within 25 miles of Greenleaf Township
- c. Work more than 25 miles of Greenleaf Township
- d. Self-employed/business owner
- e. Unemployed
- f. Retired
- g. Not a resident of Greenleaf Township
- h. Other: _____

7. What is your connection to Greenleaf Township? (Circle all that apply)

- a. I live in Greenleaf Township
- b. I work in Greenleaf Township
- c. I have a business in Greenleaf Township
- d. I frequently visit businesses, friends, and family within Greenleaf Township, but do not live here
- e. I live outside the Township but own property within Greenleaf Township
- f. None of the above

8. Please rate your perception of the following characteristics of Greenleaf Township from 1 (negative) to 5 (positive).

a. Small town character	1	2	3	4	5
b. Sense of community	1	2	3	4	5
c. Employment opportunities	1	2	3	4	5
d. Proximity to employment	1	2	3	4	5
e. Walkability	1	2	3	4	5
f. Condition of roads	1	2	3	4	5
g. Traffic	1	2	3	4	5
h. Parks and recreation	1	2	3	4	5
i. Housing quality	1	2	3	4	5
j. Neighborhood quality	1	2	3	4	5
k. Emergency services	1	2	3	4	5
l. Retail, shopping, & dining establishments	1	2	3	4	5

9. What describes how you view the amount of commercial business in Greenleaf Township
- a. Not enough
 - b. Just right
 - c. Too much
 - d. Other, please explain _____

10. Please rate the following by importance to you:

- a. Encourage assisted living and other health care establishments
Very Important Somewhat Important Not Important
- b. Improve the appearance of residential areas
Very Important Somewhat Important Not Important
- c. Improve zoning and code enforcement efforts
Very Important Somewhat Important Not Important
- d. Provide housing to meet the needs of seniors and young adults/families
Very Important Somewhat Important Not Important
- e. Preserve natural features (woodlands, trees, wetlands, etc.)
Very Important Somewhat Important Not Important
- f. Encourage telecommunication towers for internet and cell phone service
Very Important Somewhat Important Not Important
- g. Other Ideas/Concerns: _____

11. What type of new retail/service establishments would you like to see in Greenleaf Township?

- a. Gas stations/convenience stores
- b. Food service/produce/general store
- c. Professional office/healthcare
- d. Appliance stores
- e. Restaurants
- f. Technology services
- g. Other:

- h. None

12. The previous Greenleaf Township master plan had the following goals. Please rate each accordingly:

- a. Recognize that the character of the Township is primarily agricultural with residential homes in a rural setting, that agriculture is of fundamental importance to the economy of the Township, and seek to preserve and maintain the Township's farmlands.

Less relevant today the same relevance today more relevant today

- b. Promote the efficient use of land in the Township in a manner which protects both natural resources and individual property rights.

Less relevant today the same relevance today more relevant today

- c. Pursue land development policies that foster a safe and efficient transportation network for an agricultural/residential community.

Less relevant today the same relevance today more relevant today

- d. Use community resources in the most efficient and effective manner possible for the delivery of high-quality services to all Township residents.

Less relevant today the same relevance today more relevant today

- e. Assure safe and affordable housing for all residents.

Less relevant today the same relevance today more relevant today

13. What are the most important reasons you continue to reside in Greenleaf Township? (Circle all that apply)

- a. Sense of Community
- b. I don't want to leave my home
- c. Rural character
- d. My neighbors
- e. Family members nearby
- f. Recreation Opportunities
- g. Retirement
- h. Close to work
- i. Community services (police, fire, etc.)
- j. Abundant open spaces
- k. Other: _____

14. Based upon your experience residing in the Township, how would you rate the following?

Road Conditions	Good	Okay	Poor	Unsure
Ambulance Service	Good	Okay	Poor	Unsure
Police Protection	Good	Okay	Poor	Unsure
Fire Protection	Good	Okay	Poor	Unsure
Recreation Opportunities	Good	Okay	Poor	Unsure
Zoning Enforcement	Good	Okay	Poor	Unsure

15. What one thing do you value most about Greenleaf Township?

16. What one thing would you do to improve Greenleaf Township?

The Greenleaf Township Planning Commission thanks you for your time.

Please return survey by: 

Mailing Address:

Township of Greenleaf
P.O. Box 135
Cass City, MI 48726

Contact Info: greenleaftownship@gmail.com