



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

Greenleaf Township Planning Commission Meeting Minutes for February 18, 2021 regular meeting

Only available on Zoom due to COVID-19 restrictions

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, Vicky Sherry, Ken Osentoski, Greg Guza and Ken Brown

Commissioners Absent: None

Zoning Administrator: Chuck Van Erp, present

There were 2 resident guests in attendance

Motion to approve the meeting minutes from December 17, 2020 regular meeting Vicky Sherry with support from Jerry Cleland, motion carried.

New Business

Isler permit review

- No concerns about water runoff, wetland area, or setbacks.

Motion to recommend approval by Zoning Administrator of the Isler permit by Ken Brown with support from Vicky Sherry, motion carried. No objections from other commissioners.

On Going Business

Master Plan draft review

- Reviewed results of 2020 survey
 - Ideas: Tiny houses, park development, horse trails, ORV trails
- Green Energy
 - Discussion on wind, solar and biodigesters. Concerns about commercial development of solar energy.

Motion to approve recommending that the board adopts a 1 year moratorium on solar energy development for anything over 100 sq ft by Greg Gusa with support from Ken Brown, motion carried. No objections from other commissioners.

Public Comment

Anonymous: explain divisive

Hearing no other business motion to adjourn was made by Vicky Sherry with support from Greg Gusa, motion carried and meeting was adjourned at 8:14pm.

The next regular meeting is scheduled for April 15, 2021 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 April 15, 2021 regular meeting

Meeting was called to order by Chair Jerry Cleland at 7:01 p.m.

Pledge of Allegiance was led by Jerry Cleland

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

Commissioners Absent: Greg Guza, Vicky Sherry

Zoning Administrator: Chuck Van Erp, present

There were 4 resident guests in attendance

Motion to approve the meeting minutes from February 18, 2021 regular meeting Ken Brown with support from Ken Osentoski, motion carried.

New Business

Solar Ordinance from Huron County, discussion and agreement to review and discuss at next regular meeting

On Going Business

Master Plan draft review

- Tiny homes, discussion on minimum size requirements for multigenerational living
- Signage for walking trail discussion, DNR responsibility
- Update Census information in Master Plan when 2020 information is available
- Copy of previous Master Plan to be distributed to commissioners

Public Comment

Anonymous: none

Hearing no other business motion to adjourn was made by Ken Osentoski with support from Ken Brown, motion carried and meeting was adjourned at 8:25pm.

The next regular meeting is scheduled for June 17, 2021 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 June 17, 2021 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 and Ken Brown

Commissioners Absent: Greg Guza, Vicky Sherry

Zoning Administrator: Chuck Van Erp, present

There were 2 resident guests in attendance

Motion to approve the meeting minutes from April 15, 2021 regular meeting made by Ken Brown with support from Ken Osentoski, motion carried.

New Business

None

On Going Business

Master Plan draft review

- Final edits discussed, new draft to be submitted to Board to review at next regular (July) meeting
- Ken Osentoski asked DNR about getting signage for walking trails across from Petroglyphs

Motion to postpone Solar Ordinance discussion until next regular meeting made by Ken Brown with support from Ken Osentoski, motion carried.

Public Comment

Anonymous: none

Hearing no other business motion to adjourn was made by Ken Brown with support from Ken Osentoski, motion carried and meeting was adjourned at 8:47pm.

The next regular meeting is scheduled for August 19, 2021 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 August 19, 2021 regular meeting

Meeting was called to order by Chair Jerry Cleland at 7:03 p.m.

Pledge of Allegiance was led by Jerry Cleland

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

Commissioners Absent: Vicky Sherry

Zoning Administrator: Chuck Van Erp, present

There were 5 resident guests in attendance

Motion to approve the meeting agenda made by Greg Guza with support from Ken Osentoski, motion carried.

Motion to approve the meeting minutes from June 17, 2021 regular meeting made by Ken Osentoski with support from Greg Guza, motion carried.

New Business

Angela Summers reported that Vicky Sherry has given notice of her resignation from the Planning Commission. She will be moving out of the township.

Greg Guza advised Planning Commission look into ordinances for marijuana related establishments

On Going Business

Master Plan draft review

- Final edits discussed
 - o Motion to set Public Hearing for Master Plan on October 21, 2021 at 6:30pm made by Ken Brown with support from Greg Guza, motion carried.

Solar Ordinance discussion including possibility of setbacks being 100ft from center of road, 150ft from center of state roads (M-53, M-81), 75ft from property lines, 50ft from power lines. Review for next meeting.

Public Comment

Gibbard: clarification on where new power line updates were done

Hearing no other business motion to adjourn was made by Greg Guza with support from Ken Osentoski, motion carried and meeting was adjourned at 8:27pm.

The next regular meeting is scheduled for October 21, 2021 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 October 21, 2021 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 and Ken Brown

Commissioners Absent: None

Zoning Administrator: Chuck Van Erp, present

There were 4 resident guests in attendance

Motion to approve the meeting agenda made by Ken Brown with support from Greg Guza, motion carried.

Motion to approve the meeting minutes from August 19, 2021 regular meeting made by Ken Brown with support from Greg Guza, motion carried.

New Business

Motion to approve 2022 meeting dates for Feb 17th, April 21st, June 16th, Aug 18th, Oct 20th and Dec 15th all at 7pm made by Ken Brown with support from Ken Osentoski, motion carried.

On Going Business

Motion to send current Master Plan draft to Township Board for final approval made by Ken Brown, supported by Ken Osentoski, motion carried. Roll call vote: Greg Guza: Yes, Ken Brown: Yes, Angela Summers: Yes, Jerry Cleland: Yes, Ken Osentoski: Yes.

Solar Ordinance review. Read through entire document, will plan to make edits during the next meeting.

Public Comment

Mazure: Zoning Board of Appeals meeting for Greg Guza, clarification on Township Treasurer

Hearing no other business motion to adjourn was made by Ken Osentoski with support from Greg Guza, motion carried and meeting was adjourned at 8:23pm.

The next regular meeting is scheduled for December 16, 2021 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 October 21, 2021 Public Hearing

Meeting was called to order by Jerry Cleland at 6:32 pm.

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

Commissioners Absent: None

Zoning Administrator Charles (Chuck) VanErp also present

There were 4 resident guests in attendance

Public Comment

Toner: Clarification on “improve/maintain roads” and definition of “quality housing”

Mazure: Clarification on if current Master Plan draft is replacing or amending previous versions

Hearing no other business motion to adjourn was made by Jerry Cleland with support from Ken Brown, motion carried and meeting was adjourned at 6:55pm.

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 16, 2021 regular meeting

Meeting was called to order by Chair Jerry Cleland at 7:03 p.m.

Pledge of Allegiance was led by Jerry Cleland

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

Commissioners Absent: None

Zoning Administrator: Chuck Van Erp, present

There were 5 resident guests in attendance

Motion to approve the meeting agenda made by Ken Brown with support from Ken Osentoski, motion carried.

Motion to approve the meeting minutes from October 21, 2021 regular meeting made by Ken Brown with support from Greg Guza, motion carried.

New Business

None

On Going Business

Master Plan draft was sent to Township Board for final approval. Ken Brown, informed members that the township board would like to review the draft one more time. They will plan to make a final decision at their January 2022 meeting.

Motion made by Ken Brown to place a 1 year moratorium on all commercial solar development, seconded by Ken Osentoski. Roll call vote: Greg Guza: Yes, Jerry Cleland: Yes, Angela Summers: Yes, Ken Brown: Yes, Ken Osentoski: Yes.

Solar Ordinance review. Read through entire Maple Valley solar ordinance, will plan to discuss things Greenleaf Township should keep and/or omit during the next meeting.

Public Comment

Mazure: new members for Planning Commission, zoning meeting rules in Zoning Ordinance

Cook: comments regarding ZBA meeting

Gibbard: comments regarding ZBA meeting

Brzuchowski: Tax increases

Hearing no other business motion to adjourn was made by Ken Osentoski with support from Ken Brown, motion carried and meeting was adjourned at 8:30pm.

The next regular meeting is scheduled for February 17, 2022 at 7:00 p.m. in the Township Hall

Respectfully submitted by:

Angela Summers, Secretary, Greenleaf Township Planning Commission