



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



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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*