

**Clearwater Township
Zoning Board of Appeals
Regular Meeting of April 13, 2015
Minutes approved 5-11-2015**

Call to order; Pledge of Allegiance:

Vice chairperson, Tina Fields, called the meeting to order at 7:05 p.m. followed by the Pledge of Allegiance.

Approval of Agenda:

Chairperson presented the agenda, which was approved as written.

Roll call of members:

Present: David Lawicki, Pat Hubble, and Tina Fields. Absent: Mike Gaylord and Lucy Gerlach. Also present; Guy Molby, Zoning Administrator and Pat Gray, Deputy Clerk and recording secretary.

Call for Disclosure of Conflict of Interests:

No conflicts of interest declared by members on items on the agenda.

Approval of Minutes:

Moved by Hubble, seconded by Lawicki to approve the minutes from the regular meeting of January 12, 2015. All in favor - minutes approved.

Moved by Hubble, seconded by Lawicki to approve the minutes from the special meeting of March 23, 2015. All in favor - minutes approved.

Public Comment: None

Old Business:

Planning Commission Report:

Fields reported on the status of proposed changes to amended ZBA Article XXVI. Approximately two years ago the ZBA made proposed changes to the article. After a public hearing in November, 2013, a recommendation was sent to the township board in December, 2013 recommending the amendment be adopted. It was not acted upon at that time and subsequently was overlooked for quite some time after.

Gerlach asked that the proposed changes be addressed again in the latter part of 2014. The Planning Commission reviewed the changes and made some housekeeping corrections to the document. It was resubmitted to the township board in January, 2015 with the Planning Commission questioning whether another public hearing was necessary due to the duration of time since the article changes were originally proposed. The township attorney said there was no rule on that, but to be smart another public hearing should be scheduled.

A public hearing was scheduled. However, some residents in the community saw the notice and were confused by the intent of the hearing. The township supervisor sent the document to our attorney who felt that the amendment should be rewritten and suggested that he rewrite it for the township. Consequently the public hearing was cancelled. It came back to the Planning Commission who reviewed the changes and also the parts of the law to which

the changes refer. They decided to send the proposed amendment back to the Township Board with a request that they hold a public hearing to determine if the changes to the language of the amendment are correct.

Regarding the proposal of removing the ZBA from PUD and Special Use decision making, the Planning Commission has declined to recommend that change. They felt a citizen should have one more chance at an appeal before having to go to circuit court.

New Business: None

Zoning Administrator Report:

Molby stated there may be another variance request for a property on Aarwood Trl. He will be inspecting the property tomorrow.

Public Comment: None

Next regular meeting: July 13, 2015

Moved by Hubble, seconded by Lawicki t adjourn the meeting at 7:28 p.m. All in favor.

Respectfully submitted,

Pat Gray, Recording Secretary