

Clearwater Township
Planning Commission
Regular Meeting of October 5, 2015
As approved November 2, 2015

Call to Order, Pledge of Allegiance:

Chair Parzych called the meeting to order at 7:10, and opened with the Pledge of Allegiance.

Roll Call of Members and Recognition of Visitors:

Commissioners present: Backers, Eldridge, Fields, Parzych, Von See.

Township officials: Zoning Administrator Molby.

Public: Nick & Geri Lefebre, Sarah Burlingame, Sara Nicholson, Charlie Sheneman, Rob Shooks, Jeff West.

Approval of Agenda:

MOTION by Backers, second by Eldridge, to accept the agenda as presented. Motion carried.

Call for Disclosure of Conflicts of Interests:

All commissioners declared no conflicts of interests.

Approval of Minutes:

MOTION by Backers, second by Eldridge, to accept the minutes of September 14, 2015 as presented. Motion carried.

Public Comment for Matters Not on the Agenda:

None.

Comments from Commissioners for Matters Not on the Agenda:

None.

Ongoing Permanent Business:

Master Plan review items and ideas remain on the Commission's agenda so that we don't lose track of them, even if we have nothing new to add at a given meeting.

There was discussion on the recent adoption of the updated Parks & Recreation Five-Year Master Plan. It was clarified that the Parks & Recreation Five-Year Master Plan is separate from the Township Master Plan. Backers inquired who the original advisory committee was. Fiels said she could look that up.

[Post-meeting note: the people appointed to the original advisory committee were Tammy Barber, Larry Fields, Pat Gray, Timothy Lund, Norma Mariage, Brad Norris, Elizabeth Norris, and Susan Riegler.]

Old Business:

We cannot hold a public hearing on November 2 for Mr. Hoopes. We cannot recommend granting a special use permit for a use that is not in the list of uses permissible under a special use permit. We must first consider amending Section 13.03.C.3, hold a public hearing on that amendment, recommend it to the township for adoption. If the amendment is adopted, then we can hold a public hearing on Mr. Hoopes' permit application.

There was discussion on the notification process, since not everyone was notified of the cancelation of the public hearing originally planned for this meeting. The cancellation was due to the unresolved question of ownership or agency concerning the property in question. Mr. Lefebre will resolve that issue with his relatives. The new plan is to hold the public hearing for Lefebre on Nov 2.

[Post-meeting note: Lefebre withdrew application because of buyer-seller falling-out.]

Report of Township Representative:

The minutes of the September 16 regular meeting and the September 26 special meeting of the township board were distributed to the commission, and are hereby incorporated into the record by reference. Clerk Eldridge highlighted a few of the actions taken: the Parks & Recreation Five-Year Master Plan was adopted, physicals were requested for the members of the Fire Department, a special committee was appointed to consider possible solutions to the problems experienced during summer weekends on the sandbar. The committee consists of two members of the township board, representatives from the lake associations, and interested citizens of the community. This committee is to meet and deliberate, then report back to the township board.

Report of Zoning Administrator:

Zoning Administrator Molby distributed his report for September, which report is hereby incorporated into the record by reference, and a copy of which is attached to the permanent copy of these minutes as [Att A].

It was commented that some new legislation is being considered by our state that may place greater responsibility on townships for managing medical marijuana. At this point, we really do not know what the legislature is planning.

New Business

Township Attorney Bryan Graham has sent a memo to the township concerning June 18, 2015 decision by the United States Supreme Court regarding the constitutionality of sign ordinances. Regulations that can be applied based only on content, on the nature of the message, are unconstitutional. We will review our Zoning Ordinance Article 12 for compliance with that concept.

Closing Public Comment:

There was none.

Adjournment:

MOTION by Backers, second by Fields, to adjourn. Adjournment at 7:53 p.m..

Assignments:

- Fields to advise Hoopes of the need to amend the ordinance before proceeding to a public hearing on his request for a special use permit.
- Fields to draft change to policy in by-laws to add responsibility of notification to secretary.
- Fields to publish notification of public hearing for Lefebre on Nov 2.
[See *post-meeting note above – Lefebre withdrew.*]

Next Meeting: November 2, 2015

Respectfully submitted,



Tina Norris Fields
Secretary

Zoning Administration Monthly Report SEPTEMBER 15 Clearwater Township

7 Land Use Permits

2 Garages, Sheds 2929 Hill Rd, 5915 Rapid Run Rd,
Residences

2 Residences with Attached Garage 5902 Crys Bea. Rd., 6162 Crys Bea. Rd.

1 Pole Barns 4346 Brockenbush Rd.

1 Resident Additions 9500 Torch Bridge Ct.

Decks, Porches, etc.

1 Miscellaneous, Other Buildings Tree Hse. 6150 Crys Bea. Rd.

12 Field Checks

— Attorney Contacts


1 Planning Commission Meetings

26 Contacts with Public, Home and Land Owners SET BACKS, 2ND STORY BLUES, PERMITS, ZONING,
VARIANCE CASES, BUILD SHEDS, APPLICATION CASES, SIGNS,
LOT SIZE NEEDED, ETC.

1 ZBA Meetings and/or Township Board Meetings

— Training Sessions

1 Zoning Violations



Zoning Administrator