

Clearwater Township
Planning Commission
Regular Meeting of September 14, 2015
As approved October 5, 2015

Call to Order, Pledge of Allegiance:

Chair Parzych called the meeting to order at 7:05 p.m., and opened with the Pledge of Allegiance.

Roll Call of Members and Recognition of Visitors:

Commissioners present: Backers, Fields, Parzych.

Commissioners absent: Eldridge, Von See

Township officials: ZA Molby

Public: Nick Lefebre, Carol Backers, Bruce Hoopes

Approval of Agenda:

Add two Planning Commission petitions under New Business for Lefebre and Hoopes.

MOTION by Backers, second by Parzych, to accept the agenda as amended. Motion carried.

Call for Disclosure of Conflicts of Interests:

All commissioners present declared no conflicts of interests.

Approval of Minutes:

MOTION by Backers, second by Parzych, to accept the minutes of July 6, 2015 as presented. Motion carried.

Public Comment for Matters Not on the Agenda:

There was none.

Comments from Commissioners for Matters Not on the Agenda:

Commissioner Backers reported that the Great Wolf Lodge event was successful even as the August 3 storm rolled in. He also announced the September 20, Patriots' Day event at Up North Grill in Kalkaska.

Ongoing Permanent Business:

Seasonal Recreational Structure – Backers has found sample language in the Rapid River ordinance that may apply. Also, Kalkaska County is looking at adopting such an ordinance. Chair Parzych recommended we put this one on the back burner until we see the finished language of those two entities. The research we've done so far does not reveal the rationale that led to the setting of our current minimum dwelling space.

Master Plan – Ideas being kept on the agenda so we don't forget them: adding sections on public communications, the fire department, and future changes to the M-72 corridor.

Old Business:

ZBA request – The ZBA has renewed its request to be removed from the final appeal process on a special use permit that had been denied by the township. Following discussion, we came to the same conclusion we had reached earlier, that the administrative appeals process should be exhausted before parties head to court.

MOTION by Parzych, second by Backers, to keep the ZBA in the appeals process, as detailed in Section 24.02.J.1 of Ordinance 22. Motion carried.

Electronic sign – Chair Parzych reports that the township board members oppose having a township electronic information sign.

Report of Township Representative:

Clerk Eldridge – is absent. The minutes of the August meeting were distributed.

Report of ZBA Representative:

Commissioner Fields – reported on the ZBA request that the Planning Commission reconsider removing the ZBA from the appeals process after denial by the township board. (See Old Business, above.)

Report of Zoning Administrator:

Zoning Administrator Molby – distributed his reports for June, July, and August 2015. These reports are hereby incorporated into the record by reference, and copies of the reports are attached to the permanent copy of these minutes as [Att A], [Att B], and [Att C].

New Business

Mr. Bruce Hoopes – submitted his petition for special use permit, to allow him to rent his accessory building dwelling space during the summer months. This activity is in violation of Section 13.03.C.3, which allows a special use permit for the space to be used as a temporary dwelling as long as it is not rented. Neighbors on Crystal Beach Road, and, in fact, all around the lake, do rent space to visitors during the summer months. For many of them, this is a legal nonconforming activity, because the activity was in place before the Zoning Ordinance was enacted. Discussion centered on the possible amendment of the ordinance, and a special use permit for the specific activity.

Zoning Administrator Molby deems the permit application is complete. We set a public hearing date for November 2, 2015 for the special use permit. Then, we intend to pursue amending the ordinance. [Post meeting note: we can't issue a permit for a use that is not in the list. We'll need to amend the ordinance first.]

Mr. Nick Lefebre – submitted his petition for a rezoning of the property on the north-east corner of Zimmerman Road and Rapid City Road, from Residential (R-1) to Village Commercial (C-Vil), in order to build an artisanal distillery. The business would offer hand-crafted spirits, from Michigan sourced produce such as cherries and apples. The applicant has prepared a letter to the township on the idea.

Zoning Administrator Molby deems the application to be complete. A public hearing date is set for October 5, 2015. (Post meeting note: the applicant and his family have

not completed the purchase of the property, therefore, the public hearing is canceled until further notice.)

Closing Public Comment:

There was none.

Adjournment:

MOTION by Backers, second by Fields, to adjourn. Adjournment at 8:05 p.m.

Assignments:

- Fields to arrange for notice and publication for November 2 public hearing for Hoopes.
- Fields to arrange for notice and publication for Oct 5 public hearing for Lefebre.

Next Meeting: October 5, 2015.

Respectfully submitted,



Tina Norris Fields
Secretary

Zoning Administration Monthly Report JUNE 2015 Clearwater Township

6 Land Use Permits

Garages, Sheds

1 Residences 7586 CRYSTAL BCH. RD.

Residences with Attached Garage

2 Pole Barns 4140 ZIMMERMAN RD. 3815 MORRISON RD.

Resident Additions

1 Decks, Porches, etc. 6188 BAGGS RD.

2 Miscellaneous, Other Buildings 7273 VELLING RD., 7586 CRYSTAL BCH. RD.

11 Field Checks

1 Attorney Contacts FOIA REQUESTS


1 Planning Commission Meetings

28 Contacts with Public, Home and Land Owners GARFIELD TWP. FENCES, SETBACKS, BLDG. SITES RES. ADD'N, PERMIT APPL'S, RES. SIZE, ETC.

1 ZBA Meetings and/or Township Board Meetings

— Training Sessions

2 Zoning Violations



Zoning Administrator

Zoning Administration Monthly Report August 2015 Clearwater Township

5 Land Use Permits

- / Garages, Sheds 7000 CRES. BCH RD.
- 2 Residences 7273 KELLIGE RD., 6722 CRYSTAL BCH RD.,
Residences with Attached Garage
Pole Barns
- / Resident Additions 9090 SHELLWAY DR.
Decks, Porches, etc.
- / Miscellaneous, Other Buildings 6722 CRES. BCH RD.

12 Field Checks

1 Attorney Contacts

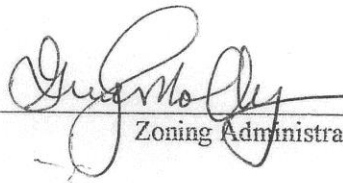
— Planning Commission Meetings

17 Contacts with Public, Home and Land Owners *CURBS, TREES & DROPPED-SAME, SETBACKS
GARAGES IN R., DITCH PLACEMENT, SETBACKS, FENCES, RENTALS, ETC
PLACE CABLE, SIGNS,*

1 ZBA Meetings and/or Township Board Meetings

— Training Sessions

— Zoning Violations



Zoning Administrator