

**Clearwater Township**  
Planning Commission  
Regular Meeting of February 6, 2017  
As approved March 6, 2017

**Call to Order, Pledge of Allegiance:**

Chair Parzych called the meeting to order at 7:06 p, 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 and Acting ZA Parzych  
Public: Bruce Belanger, Connie Molby, Stephen Ciarkowski, Tina Lyttaker, Arden Pierson, Austin Way, Neil Way

**Approval of Agenda:**

**MOTION** by Backers, second by Von See, to accept the agenda as presented. Motion carried.

**Call for Disclosure of Conflicts of Interests:**

Chair calls for commissioners to disclose any real or potential conflicts of interests. All commissioners declared no conflicts of interest.

**Approval of Minutes:**

**MOTION** by Backers, second by Von See, to accept the minutes of January 2, 2017 as presented. Motion carried.

**Public Comment for Matters Not on the Agenda:**

There was none.

**Commissioner Comment for Matters Not on the Agenda:**

There was none.

**Ongoing Permanent Business:**

The Commission is studying the language used by other jurisdictions regarding waterfront setback requirements and definitions clarification. This is part of the Commission's ongoing permanent business. The current agenda is full enough that this item will not be further discussed tonight.

**Old Business:**

Bruce Belanger – stated that the county has removed the minimum square footage requirement for dwelling spaces from the County Zoning Ordinance. This opens up the possibility for building tiny houses, which seem appropriate for young couples just starting out and also for resort lodging. Mr. Belanger stated that he would like to see the

township move in the same direction. He obtained copies of the county ordinance for the Commission.

Austin Way – said that he is a landowner in Smith's Addition plat. He owns four lots of record. The lots are small, measuring 57 x 132.

Neil Way – stated that he owns six of the lots in Smith's addition. He provided a conceptual diagram of a house that would fit on one of these small lots.

Commissioner Backers inquired whether any action on this idea was scheduled for the current meeting. Chair Parzych replied that no action was envisioned for this meeting, rather, the intent was to get public input on the idea, particularly as it pertains to the affordability of housing. The topic will appear on the March 6, 2017 agenda.

### **Report of Township Representative:**

Commissioner and Clerk Eldridge – asked the members of the Planning Commission to confirm that their budget of last fiscal year was adequate for the coming fiscal year. The commissioners all concurred. The annual Budget Hearing is Saturday, February 11, at 9 a.m., in the Little Red Schoolhouse.

More bids have been received for the Baggs Road repair work. When all are received, the contractor selection will be made. There will be an election on May 2, 2017 regarding renewal of the hospital millage and the Elk Rapids Schools. New storage space has been added to the gym. The township is considering renovation ideas for the township offices. The Board approved the language of the letter seeking public input regarding possible rezoning of parcels in the M-72 corridor.

As an item of interest, Clerk Eldridge reported there will be a meeting at the Kaliseum on February 28, from 11 a.m. to 12:30 p.m. on the Emergency Management Program for Michigan. She stated that members of the Planning Commission who wished to attend should contact her.

### **Report of ZBA Representative:**

Commissioner Fields – reported on the ZBA meeting of January 9, 2017. The ZBA elected its officers for the year: Chair – Dave Lawicki, Vice-chair – Bob Bergman, Secretary – Lucy Gerlach. Meeting dates originally proposed for the coming year, were: April 10, July 10, October 9, and January 8, 2018. Because of the July 4 holiday weekend, the Planning Commission had already selected July 10 for its meeting, and the ZBA changed its meeting date to the following week. The first Monday in 2018 is January 1, and the Planning Commission had already selected January 8 for its meeting date. The ZBA agreed to hold a joint meeting with the Planning Commission on January 8, 2018.

### **Report of Zoning Administrator:**

There was no report for January 2017 at this time.

### **New Business**

Site plan review – of permit application from Stephen Ciarkowski and Arden Pierson regarding proposed condominium site 24-unit storage facility, on property at address

7315 Rapid City Road, Rapid City, Michigan, 49676, being parcel number 004-016-035-86. The plan is to place 24 new 30x40 storage units that are essentially identical to the units in the existing Rapid City South facility. There will be no plumbing and no sewage, only electrical supply to the units. There will still be only one driveway off Rapid City Road. The plan is to demolish what is currently on the site, clean up the area, then construct the units, which will essentially constitute an expansion of the existing facility. The Planning Commission requested a fresh drawing be provided with all the measurements in place. Mr. Pierson committed to submitting a full set of condo documents prior to a public hearing on the application.

**MOTION** by Backers, second by Fields, that the permit application is complete, with the single condition that the full set of condo documents be submitted. Motion carried.

Following discussion, the date for the public hearing was set for March 6, 2017.

**Closing Public Comment:**

There was none.

**Adjournment:**

**MOTION** by Backers, second by Von See, to adjourn. Adjournment at 7:47 p.m..

**Assignments:**

- Further discussion of square footage requirements for dwellings to be on the agenda for March 6.
- Fields to complete the letter to be mailed to landowners along M-72; township officials will assist with the mailing.
- Fields to arrange for publication of notice, in Elk Rapids News of February 10, for the March 6 public hearing on the proposed new condo storage complex.

**Next Meeting:** March 6, 2017 at 7 p.m., at the Clearwater Township Community Center (aka the Little Red Schoolhouse).

Respectfully submitted,



Tina Norris Fields  
Secretary