

**Clearwater Township**  
Planning Commission  
Regular Meeting of February 5, 2018  
As approved March 5, 2018

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

Chair Parzych called the meeting to order at 7:02 p.m., 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: Acting ZA Parzych  
Public: Dave Lawicki, Wes Umlor, Carol Backers, Jule Moore

**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. None.

**Approval of Minutes:**

**MOTION** by Backers, second by Von See, to accept the minutes of January 15, 2018, as presented. Motion carried.

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

Wes Umlor – asked whether according to the current definition of structure, wouldn't the walkway be a structure? While the walkway could be a structure, it is one with a specific exception, permitting the landowner to have access to the water.

Discussion covered the fact that anything that is not defined as a structure can be placed within the 50-foot setback. This led to the need to reconsider the wording of Section 9.02 (Added action item to Old Business before setting hearing date). There was also discussion on the intent of the waterfront setback rules and how that intent has been circumvented by people over time.

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

There was none.

**Old Business:**

Change in wording for Section 9.02 – The current definition of the term “structure,” removes the need for the words “man-made” and “above or level with the land, of any material,” in proposed amendment to Section 9.02.

The amendment being proposed would make Section 9.02 read as follows (new language is in italics):

9.02 SPECIAL REGULATIONS

Waterfront setbacks: Structural setbacks from rivers, streams and lakes shall be 50 feet from the high water mark. *No structure shall be permitted in the setback with the exception of one walkway to the water. The walkway shall be no more than 4 feet in width and preferably of a penetrable material.*

**MOTION** by Fields, second by Backers, to adopt the amended language for Section 9.02 as read above. Motion carried 4-1.

Set public hearing date - Following discussion, the public hearing date was set for March 5, at the regular meeting of the planning commission.

As a matter of grammatical housekeeping, we are revising the wording in in Section 4.03.B to remove the definite article “the” and replace it with the indefinite article “a.” The proposed language for Section 4.03 would, therefore, read:

4.03 LAKE, RIVER AND STREAM PROTECTION

Activities which are detrimental to the natural quality of watercourses in Clearwater Township are expressly prohibited. Such activities include, but are not limited to, pollution of water by the introduction of chemical or organic pollutants, and/or erosion of *lake, river, or stream banks.*

- A. No Land Use Permit shall be issued for construction on wetlands without PRIOR approval from the DEQ.
- B. There shall be a natural vegetative strip, fifty (50) *feet* in depth, maintained along the water’s edge of a *lake, river or stream.*
  - 1. The vegetative strip shall contain native trees, shrub and other vegetation and natural materials. The purpose of this strip is to stabilize *lake, river, and stream banks*, prevent erosion, absorb nutrients in water runoff from adjacent lands, provide shading (eliminate the words “for the stream”) to maintain cool water temperatures and screening of adjacent man-made structures.
  - 2. The Zoning Administrator shall notify each applicant for a Land Use Permit of the purpose of this vegetative strip.

**Report of Township Representative:**

Report from Clerk Eldridge – The township board met on January 17, 2018. Adam Parzych has been appointed the new Zoning Administrator. Land Use Permits will now have a fee of \$25 (twenty-five dollars), effective April 1, 2018. The township budget workshop will be February 10, 2018, at 9:00 a.m., with a second meeting, if needed, on February 14, 2018, at 7:00 p.m. The township annual meeting will be held March 31, 2018. Supervisor Larry Niederstadt has

had further surgery and is confined to bed for the next 30 days. There is already one applicant for appointment to the now vacant position on the planning commission.

Commissioner Backers asked whether penalties had been decided yet for those who fail to obtain a Land Use Permit. Clerk Eldridge said that was still being deliberated.

**Report of Zoning Administrator:**

Acting Zoning Administrator Parzych – explained that the report for January was not yet available. Two Land Use Permits were issued for January, copies of which were distributed to the commissioners.

**New Business**

Chair Parzych – distributed his letter of resignation from the planning commission, as he takes on the position of Clearwater Township Zoning Administrator. The letter is hereby incorporated into the record by reference, and a copy is attached to the permanent copy of these minutes as [Att A]. Vice Chair Backers now assumes the role of Chair.

**Closing Public Comment:**

There was none.

**Adjournment:**

**MOTION** by Backers, second by Von See, to adjourn. Adjournment at 7:45 p.m.

**Assignments:**

- Fields to advise the township board of the actions of the commission
- Fields to publish notice of the public hearing and make the proposed language available to the public

**Next Meeting:** March 5, 2018

Respectfully submitted,

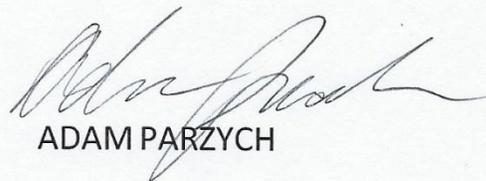


Tina Norris Fields  
Secretary

TINA

To whom it may concern

I ADAM PARZYCH will be leaving the planning commission to take the job of Zoning Administrator. Thank you for the opportunity of working on the planning commission I really grew as a person and it was a great experience



ADAM PARZYCH