

Clearwater Township
Planning Commission
Regular Meeting of December 5, 2016
As approved January 2, 2017

Call to Order, Pledge of Allegiance:

Chair Parzych called the meeting to order at 7:08 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.
Public: Nobody present.

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:

All commissioners declared no conflicts.

Approval of Minutes:

Motion by Backers, second by Von See, to accept the minutes of November 7, 2016 as presented. Motion carried.

Public Comment for Matters Not on the Agenda: None.

Comments from Commissioners for Matters Not on the Agenda:

Commissioner Backers raised the question of perhaps establishing a commercial corridor on M-72. This would affect properties in Sections 31, 32, and 33. This could possibly be an opportunity to enhance economic and commercial expansion in the township without having to bring it into downtown Rapid City. Since this would require changes to our Master Plan and our Zoning Ordinance, we moved the discussion into our **Ongoing Permanent Business** section.

Ongoing Permanent Business:

Regarding the question of a commercial corridor on M-72 The first thing to do is to determine whether there is any interest in adding a commercial corridor on M-72, between County Line Road and Baggs Road. We are surrounded by commercial corridors in our neighboring townships; the only undeveloped section is within our township. Backers will craft a letter to discern what interest there is among the landowners along M-72. We will also consider what property is actually appropriate for such development.

In discussion, the idea was put forth that creating additional economic opportunities within the township will help keep families here, which is vital to our continued existence.

Medical marijuana updates The MTA December 2016 edition of *Township Focus* has a report on the status of marijuana in Michigan. A copy of that report is attached to the permanent copy of these minutes as [Att A].

Old Business:

Considering the issues the township has faced recently, the planning commission will be carefully reviewing the definition of *structure* as well as clarifying the waterfront setback requirements in our zoning ordinance. To assist us, we will pull the zoning ordinances of other waterfront communities to look at their language. We will include the legal definition of the *ordinary high water mark* in the language of our ordinance. With the proper research we will have sufficient information to support all of our language revisions.

Report of Township Representative:

Report from Trustee and Clerk Eldridge. The Baggs Road repair work will be supported by Kalkaska County (\$75,000), Clearwater Township (\$104,000), Whitewater Township (\$104,000), and Grand Traverse County (\$125,000).

The Sandbar Committee estimates that costs this year will exceed last year's \$7,000 per day because of the longer holiday weekend. How these costs will be funded is not yet known.

The township is getting a \$9,000 refund from Consumers Energy because they have been charging us at the rate for high pressure Sodium lights rather than Mercury vapor lights.

An ad has been placed for applicants to fill the ZBA vacancy.

The Zoning Administrator is going on an indefinite leave of absence to deal with his medical situation.

Jerry Cannon reported that the road going into the memorial park being developed on M-72, has been repaired and is now passable. Also, legislation is in the works to rename part of highway M-66 Veterans Highway; this may be completed by year-end.

Report of Zoning Administrator: No report for November

New Business

Meeting dates - The following meeting dates have been set for the Planning Commission:

Jan 2, 2017	Feb 6, 2017	Mar 6, 2017	Apr 3, 2017	May 8, 2017
Jun 5, 2017	Jul 10, 2017	Aug 7, 2017	Sep 11, 2017	Oct 2, 2017
Nov 6, 2017	Dec 4, 2017	Jan 8, 2018	Feb 5, 2018	Mar 5, 2018

Election of officers for 2017 the currently serving officers (Chair Adam Parzych, Vice Chair Tom Backers, Secretary Tina Fields), were asked if they are willing to server again. They responded in the affirmative. The following motion was made:

Motion by Backers, second by Von See, to re-elect the incumbent officers. Motion carried.

Expiring term - Secretary Fields reported that Commissioner Von See's term will expire in October 2017. Commissioner Von See was asked if he is willing to serve again. He responded in the affirmative.

Secretary Fields will include all the above information in the annual report to the Township Board.

Closing Public Comment:

There was none.

Adjournment:

Motion by Backers, second by Von See, to adjourn. Adjournment at 8:06 p.m.

Assignments:

- Backers to draft language of letter to survey landowners on their opinion of creating a commercial zone along highway M-72.
- Fields to make copy of MTA marijuana article.
- Fields to assist in finding zoning ordinances of other waterfront communities within a 50-mile radius.
- Fields to prepare the annual report for the Township Board.

Next Meeting: January 2, 2017, 7:00 p.m., at the Clearwater Township Community Center (aka the Little Red Schoolhouse).

Respectfully submitted,

Tina Norris Fields
Secretary