

Clearwater Township
Planning Commission
Regular Meeting of February 2, 2015
As Approved March 2, 2015

Call to Order, Pledge of Allegiance:

Chair Parzych called the meeting to order at 7:07 p.m., and opened with the Pledge of Allegiance.

Roll Call of Members and Recognition of Visitors:

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

Commissioners absent:

Township officials: ZA Molby

Public: There were none.

Approval of Agenda:

MOTION by Parzych, second by Vance, to accept the agenda as presented. Motion carried.

Call for Disclosure of Conflicts of Interests:

Chair Parzych called for commissioners to disclose any real or potential conflicts of interests. None were declared.

Approval of Minutes:

MOTION by Vance, second by Von See, to accept the minutes of December 1, 2014 as presented. Motion carried.

Public Comment for Matters Not on the Agenda:

There was none.

Comments from Commissioners for Matters Not on the Agenda:

No comments from the commissioners.

Old Business:

The Township Board declined to enact the proposed amendment for Article XXVI of Zoning Ordinance 22, because so much time had passed since the Planning Commission first submitted it for enactment. The Township Board recommends repeating the process of a public hearing on the matter. After discussion, the following motion was made:

MOTION by Parzych, second by Vance, to hold a public hearing on the proposed amended language for Article XXVI, the hearing to be held February 23, 2015, at 7:00 p.m. Motion carried.

Report of Township Representative:

The minutes of the recent Township Board meetings were distributed. Commissioner Backers attended both meeting. At the regular meeting, Commissioner Backers was reappointed to a three-year term, and he has since been sworn in. A committee was formed to review the Glade Valley Bridge situation. There is a construction proposal for the bridge to bring it up to the capability to support 15 tons. At present, the three-ton limit is an obstacle even to safe access by emergency vehicles. There will be a special meeting at 8:30 Saturday morning, Feb 7 to make a decision. The budget meeting will follow on Saturday morning at 9.

Report of ZBA Representative:

Commissioner Fields reported on the January 12, 2015 ZBA meeting. Draft minutes of that meeting are included in the meeting packets for tonight. A new form is proposed for sending out notice of an upcoming ZBA public hearing on a variance request. The current form asks for people's opinions, which gives the impression that the matter is subject to a popular vote. The proposed form states what the standards are that the ZBA must use for review, and states that there will be time set aside for public comment at the hearing. The ZBA also requests that the Planning Commission consider removing the ZBA from the township appeals process and the P.U.D. decision process. This matter will be addressed by the Planning Commission under New Business.

Report of Zoning Administrator:

Zoning Administrator Molby distributed both the December 2014 and January 2015 reports, as well as his 2014 annual report. These reports are hereby incorporated into the record by reference, and a copy of each report is attached to the permanent copy of these minutes, as [AttA], [Att B], and [Att C] respectively.

New Business

The ZBA notes that according to the current MZEA, "for special land use and planned unit development decisions an appeal may be taken to the Zoning Board of Appeals only if provided for in the zoning ordinance." The ZBA doesn't wish to be included in that appeal process, and therefore requests Planning Commission to consider further amending the Zoning Ordinance by striking subsection 26.08.B.3 in its entirety and removing the Zoning Board of Appeals references from subsection 24.02.J. Following discussion, during which the consensus of the Commission was that the current wording provides a final opportunity for an appellant before taking the matter to the circuit court.

MOTION by Vance, second by Von See, to leave subsections 24.02.J and 26.08.B.3 wording as it currently stands. Motion carried.

Closing Public Comment:

There was none.

Adjournment:

MOTION by Fields, second by Backers, to adjourn. Adjournment at 7:44 p.m.

Assignments:

- Fields to get the public hearing notice published by week's end.

Next Meeting: public hearing on Feb 23, 2015, regular meeting on Mar 2, 2015.

Respectfully submitted,

A handwritten signature in cursive script that reads "Tina Norris Fields".

Tina Norris Fields
Secretary

Zoning Administration Monthly Report December 2014 Clearwater Township

1 Land Use Permits

Garages, Sheds

Residences

Residences with Attached Garage

Pole Barns

Resident Additions

Decks, Porches, etc. 7708 LADD DR.

Miscellaneous, Other Buildings

6 Field Checks

1 Attorney Contacts

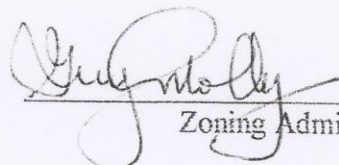
1 Planning Commission Meetings

9 Contacts with Public, Home and Land Owners

1 ZBA Meetings and/or Township Board Meetings

— Training Sessions

— Zoning Violations



Zoning Administrator

Zoning Administration Monthly Report January 2015 Clearwater Township

1 Land Use Permits

Garages, Sheds

Residences

Residences with Attached Garage

Pole Barns

Resident Additions

Decks, Porches, etc.

Miscellaneous, Other Buildings 6261 Commercial Building

6 Field Checks

— Attorney Contacts

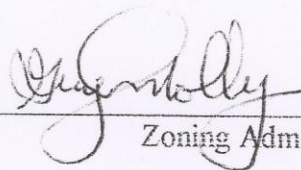
— Planning Commission Meetings

8 Contacts with Public, Home and Land Owners

1 ZBA Meetings and/or Township Board Meetings

— Training Sessions

— Zoning Violations



Zoning Administrator

Clearwater Township - Zoning Permits Issued

	2010	2011	2012	2013	2014	2015	2016	2017
Residence with Attached Garage	2	5	0	1	1			
Residence	6	3	0	3	3			
Pole Barns	6	2	3	9	8			
Garages & Sheds	6	12	5	8	8			
Additions	4	6	1	4	7			
Decks & Porches	4	11	2	1	10			
Miscellaneous	6	4	3	1	11			
Mobil Homes	---	---	---	---	1			
Totals	34	43	14	27	49			

Clearwater Township - Zoning Permits Issued

	2002	2003	2004	2005	2006	2007	2008	2009
Residence with Attached Garage	9	6	12	9	8	2	---	2
Residence	18	8	18	10	4	4	4	---
Pole Barns	17	12	12	11	11	7	3	7
Garages & Sheds	15	24	16	17	10	15	14	5
Additions	10	18	6	9	5	4	5	5
Decks & Porches	4	10	4	8	2	6	8	2
Miscellaneous	4	9	8	10	12	6	9 Demolish	10
Mobil Homes	7	3	3	3	2	4	1	---
Totals	84	90	79	77	54	48	44	31