

Clearwater Township
Planning Commission
Regular Meeting of November 2, 2015
As approved December 7, 2015

Call to Order, Pledge of Allegiance:

Chair Parzych called the meeting to order at 7:05 pm, 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

Public: Mrs. Carol Backers

Approval of Agenda:

MOTION by Backers, second by Von See, to approve the agenda. 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 conflict.

Approval of Minutes:

MOTION by Backers, second by Von See, to approve the minutes of October 5, 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:

There was none.

Ongoing Permanent Business:

Master Plan and Zoning Ordinance ongoing concepts and discussion: Commissioner Backers reported that the County Commissioners have voted unanimously to eliminate the square footage requirement from their definition of a dwelling. He understands that the definition would now consist of kitchen, bathroom, laundry facilities, and another room. During discussion, the Planning Commission members agreed that it would be wise to delay working on this matter until after the county completes its deliberations. Looking into the definition of a dwelling as given in the current Kalkaska County Zoning Ordinance, we find:

DWELLING: A single unit building or portion thereof providing complete independent living facilities for one (1) family for residential purposes, including permanent provisions for living, sleeping, eating, cooking and sanitation.

The definition does not refer to laundry facilities or minimum dwelling space.

[Post meeting note: Under General Provisions, 21.11.14, we find:

14. The minimum square footage in any one-family dwelling unit shall be no less than seven hundred twenty (720) square feet. A mobile home with less than seven hundred twenty (720) square feet shall not have an attached addition construed to equal the above mentioned seven hundred twenty (720) square footage minimum. Prior to occupancy, the dwelling unit shall be inspected to insure that all current codes are met.]

Old Business:

Proposed amendment to Planning Commission by-laws: Fields presented the draft language to include the responsibility to advise principals of changes to public hearing plans, as follows: *In the event of cancelation of a public hearing, the secretary shall advise the person or persons on whose behalf the public hearing was scheduled of the cancelation and the reason for the cancelation.*

After discussion, the following motion was made:

MOTION by Backers, second by Von See, approve the by-laws amendment as drafted. Motion carried.

Proposed amendment to Zoning Ordinance 22: After discussion about the purpose of prohibiting a property owner from using temporary auxiliary dwelling space if either the primary or the auxiliary dwelling space is offered for rent, the following motion was made:

MOTION by Backers, second by Fields, to strike Section 13.03.C.3 in its entirety, from the Ordinance. Motion carried.

A public hearing date of December 7, 2015, was agreed upon.

Report of Township Representative:

Report from Trustee and Clerk Eldridge: The Sand bar committee has suggested limiting parking to just one side of the road. The suggestion is being taken to the County Road Commission. There was no action on the proposed amendment to Article 26 of Ordinance 22, because some members of the township board were unfamiliar with the supporting documentation; the matter will be taken up in November. Some work to repair storm damage has been done; much more is needed; the township is looking for a logger to clear the downed trees. Physicals for township employees are in process; the deadline of November 1, 2015 has been extended to January 1, 2016.

Report of Zoning Administrator:

Zoning Administrator Molby – distributed his report for October, which report is hereby incorporated into the record by reference, and a copy of which is attached to the permanent copy of these minutes as [Att A].

New Business

Constitutionality of language in Article 12 Signs: commissioners begin to review the language in this Article, to determine whether it is in accordance with the SCOTUS decision that regulation must be based on form and size, not on content of message.

Meeting dates for the coming year: the regular meetings of the Planning Commission are scheduled as follows:

Jan 4, 2016	Feb 1, 2016	Mar 7, 2016	Apr 4, 2016	May 2, 2016
Jun 6, 2016	Jun 27, 2016	Aug 1, 2016	Aug 29, 2016	Oct 3, 2016
Nov 7, 2016	Dec 5, 2016	Jan 2, 2017	Feb 6, 2017	Mar 6, 2017

Closing Public Comment:

There was none.

Adjournment:

MOTION by Backers, second by Fields, to adjourn. Adjournment at 8:16 pm.

Assignments:

- Fields to publish notice of December 7, 2015 public hearing on Section 13.03.C.3 of Ordinance 22, the Zoning Ordinance.

Next Meeting: December 7, 2015, at 7:00 pm.

Respectfully submitted,



Tina Norris Fields
Secretary

Zoning Administration Monthly Report OCTOBER 2015 Clearwater Township

8 Land Use Permits

- 2 Garages, Sheds Lot 40 Pine Circle Dr., 8460 Arrowood Trl.
- Residences
- Residences with Attached Garage
- 3 Pole Barns 8216 Valley, 7280 Rapid Creek Rd., 8393 Grosbeak Dr.
- 1 Resident Additions 8263 Rutan Rd.
- Decks, Porches, etc.
- 2 Miscellaneous, Other Buildings 9359 Manly Rd., 7048 M-72 W

13 Field Checks

— Attorney Contacts

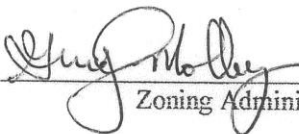
1 Planning Commission Meetings

30 Contacts with Public, Home and Land Owners Permits, Lot Lines, Fences, Junked VEHs, LANDSCAPE, LOT FILLING, PERMIT CHANGES, PRE-FAB BLDG, ETC., ETC.

2 ZBA Meetings and/or Township Board Meetings

— Training Sessions

2 Zoning Violations



 Zoning Administrator