

Clearwater Township
Planning Commission
Regular Meeting of December 10, 2007,
Rescheduled from December 3, 2007
Minutes as approved January 7, 2008

Call to Order, Pledge of Allegiance:

Chair Johnson called the meeting to order at 7:06 p.m.

Roll Call of Members and Recognition of Visitors:

Commissioners present: Fields, Johnson, Risk, Sington, Veen.

Commissioners absent: None.

Township officials: ZA Molby.

Public: No visitors were present.

Approval of Minutes:

MOTION by Risk, second by Sington to accept the minutes of November 5, 2007 as presented. Motion carried.

Approval of Agenda:

The date of December 3, 2007 was amended to December 10, 2007.

MOTION by Risk, second by Fields to accept the agenda with amended date. Motion carried.

Open Discussion for Issues Not on the Agenda:

No comments.

Old Business:

The commission reviewed the current draft of the proposed revised Article 12 regulating signs. Under 12.01.F, "nome" is a typo, it should be "home." Under 12.01.H.1.b. "signage" should be changed to "sign." Under 12.01.H.6, the "For Sale" sign language should all be in the singular form. Under 12.01.H.8.d. "fourteen (14)" should be changed to "thirty (30)." After discussion, we agreed to add 12.01.H.9 "Trailerable portable signs must receive approval from the Zoning Administrator."

After discussion, we agreed that the words "signs and signboards" were to be deleted from the definition of STRUCTURE, in Article 5. Not all signs are considered structures, and not all signs require a land use permit. It was further pointed out that in the ordinance there is no clear statement that signs require a land use permit; this should be corrected. Secretary Fields, will provide a fresh copy of Article 12 at the next meeting.

Report of Planning Commission Chair:

Chair Johnson opened discussion on how we should proceed in revising the current Zoning Ordinance. As an aid to the process, Secretary Fields distributed a list of all the places within the current Zoning Ordinance, where reference is made to the Zoning Board. Fields will revisit the work she did on revising Article 27, concerning the Zoning Board, which in the

revised ordinance will refer to the Planning Commission; and provide copies of that work in progress at the next meeting.

Commissioner Veen lifted up for discussion the fact that we are not obligated to do all the research and writing ourselves – we can make use of our township attorney to help. We agree that it's important for us to be deeply involved in the revision work, but that we will be wise also to seek a review by our attorneys.

Report of Township Representative:

Trustee Veen referred us to the minutes of the Township Board meeting of November 20, 2007. There were no copies of those minutes in the commissioners' packets.

Report of ZBA Representative:

Commissioner Fields reported the next ZBA meeting is scheduled for January 14, 2008.

Report of Zoning Administrator:

Zoning Administrator Molby distributed his monthly activity report for November 2007, which is hereby incorporated by reference. He has been having some back-and-forth disagreements with the building code office concerning what sort of information is required in his land use permit report.

Spoiled Brats Grooming and Boarding – Molby reported that the business is in compliance with the requirements of a home occupation – there is no external commercial indication aside from a sign of eight (8) square feet. There is no Michigan state license required for pet grooming (See Att-A from www.michigan.gov/statelicensearch). The boarding kennels are small and inside the home – one of the kennels is for her own dog. Molby concludes that the owner of Spoiled Brats Grooming and Boarding is in compliance with the regulations.

Charlie Cummings' court-imposed deadline is December 12. He has Christmas Trees for sale currently covering the front of his property. It is unclear what will happen when he fails to meet the court deadline.

New Business

There was no new business to discuss.

Adjournment:

MOTION by Risk, second by Veen, to adjourn. Adjournment at 8:29 p.m.

Assignments:

- Fields will re-finalize the Article 12 Signs language for final approval.
- Fields will review Article 27 and bring it back to the commission for consideration.

Next Meeting: January 7, 2008, 7:00 p.m.

Respectfully submitted,

Aina Norris Fields

Tina Norris Fields
Secretary