

**Clearwater Township**  
Planning Commission  
Regular Meeting of October 1, 2007  
Minutes as approved November 5, 2007

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

Chair Johnson called the meeting to order at 7:10 p.m. and opened with the Pledge of Allegiance.

**Roll Call of Members and Recognition of Visitors:**

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

Commissioners absent:

Township officials: ZA Molby

Public: Lucy Gerlach, Cliff Thompson

**Approval of Minutes:**

**MOTION** by Risk, second by Sington to accept the minutes of September 10, 2007 as presented. Motion carried.

**Approval of Agenda:**

**MOTION** by Risk, second by Veen to accept the agenda as presented. Motion carried.

**Open Discussion for Issues Not on the Agenda:**

Lucy Gerlach – asked what has happened on the Charlie Cummins issue. Molby responded that a citation was issued to Charlie and the matter is now in the hands of the court. She also asked about the refrigerator that has been sitting on the side of Aarwood Road. Zoning Administrator Molby will investigate.

**Old Business:**

Commissioner Veen distributed a rough draft of his proposal for Article 12, regulating signs. He requested the commissioners study it and be prepared to discuss it at our next meeting.

Secretary Fields distributed the proposed draft letter to the MDA asking whether the Patterson farm is in compliance. We will verify the street address (7684 Rapid City Road), and add language to ask what classification the Patterson farm is under. Thompson voiced the concern that the farm's "grandfather" status might possibly exempted it from compliance with any regulation. Commissioner Sington noted that if any expansion plans were to be undertaken, the township would have to be notified. Veen says a year ago the township board concluded that the farm is in compliance – however, this conclusion was reached without making any contact with the state agencies. Sington asked that the letter inquire about what GAAMP inspection categories the MDA applies to the Patterson farm.

Lucy Gerlach – asked about the businesses on Rapid City Road that had their equipment and wares placed too close to the road. Molby did investigate that matter, which he will address when he gives his report.

Maps discussion – we now have four possible sources: LIAA, Farrier, NWMCOG Regional Planning, and Jeff West. Fields will follow up on all of them. Because our zoning districts do rely upon section numbers, road and geographic features, as well as lot parcel numbers, the data for the maps must be accurate. Accuracy of information will be a critical element for deciding what sources to use.

**Report of Planning Commission Chair:**

Nothing new to report

**Report of Township Representative:**

Report from Commissioner Veen – by distribution of the minutes of the Township Board meeting of September 18, 2007. Zoning Administrator Molby noted that he did not receive a copy of those minutes. Veen lifted up from the Township Board minutes the rejection of bids received regarding proposed work for the fire station. Veen stated that he is opposed to the requested refurbishment for the fire station; that he believes it would be a waste of money, considering that the building is just a pole barn; and that he believes the township should make do until the fire department building wears out and then replace it.

**Report of ZBA Representative:**

Report from Commissioner Fields. Nothing to report. ZBA meeting will be next Monday.

**Report of Zoning Administrator:**

Report from ZA Molby – Molby distributed his September report, which is hereby incorporated by reference. Only three land use permits were issued.

Molby reported that he did follow up on the issue of businesses placing their equipment and other wares too close to the Rapid City Road right-of-way. Wright Marine has moved everything back the proper distance and is now in compliance. Mr. Farmer of D&D was upset that the Planning Commission was even talking about his business. He says that the boats on his property will soon be going into winter storage. Lucy Gerlach asked ZA Molby whether Mr. Farmer understands that he's not supposed to have anything out there close to the road right-of-way. Molby said yes, Farmer understands that, but doesn't see why he should have to comply with the ordinance if the township itself doesn't. At issue is the placement of the sign for Heritage Park, which is no more than three feet back from the road right-of-way, rather than the ten feet required. Commissioner Sington suggested it would be appropriate for the township to lead by example and make certain that the sign for the Heritage Park gets relocated to a legal position.

### **New Business**

Chair Johnson led the discussion on how we should go about updating our Zoning Ordinance, to bring it into compliance with the new ZEA. Molby said that Helena township set up additional meetings to just work on their ordinance. After much discussion, the consensus decision was to inspect the ordinance for compliance to the new ZEA and make any necessary alterations, as quickly as possible; then later engage in the process of crafting the most excellent ordinance we can, making use of the concepts embodied in our master plan and seeking the input of interested citizenry. We will begin the editing-for-ZEA-compliance process at our November meeting.

### **Adjournment:**

**MOTION** by Veen, second by Risk, to adjourn. Adjournment at 8:18 p.m.

### **Assignments:**

- Fields to verify the Patterson farm address, then send the letter out to MDA.
- Fields to follow up on the map sources discovered.
- Fields to convert Veen draft Signs language into word processing document.
- All commissioners to thoroughly review the draft Signs language from Veen and be prepared to discuss.
- All commissioners to study the ZEA and be prepared to offer appropriate editing suggestions for our zoning ordinance.

**Next Meeting:** November 5, 2007.

Respectfully submitted,



Tina Norris Fields  
Secretary