

Clearwater Township
Planning Commission
Regular Meeting of August 5, 2019
As approved September 9, 2019

Call to Order, Pledge of Allegiance:

Chair Backers called the meeting to order at 7:03 p.m., and opened with the Pledge of Allegiance.

Roll Call of Members and Recognition of Visitors:

Commissioners present: Backers, Cassasa, Eldridge, Fields, Von See.
Township official absent: Zoning Administrator Parzych.
Public: Carol Backers

Approval of Agenda:

MOTION by Von See, second by Casassa, 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 Von See, second by Casassa, to accept the minutes of July 1, 2019 as presented. Motion carried.

Public Comment for Matters Not on the Agenda:

There was none.

Commissioner Comment for Matters Not on the Agenda:

Commissioner Von See – reported being approached by an individual complaining about a new campground somewhere along the M-72 corridor, in the general vicinity of the Tillman tower. That individual stated she had contacted the Kalkaska Health Department regarding the campground and was informed that they had issued plumbing and septic permits. When she challenged the Health Department about issuing permits when there was no land use permit in place, she said the Health Department’s response was that this was the township’s problem.

Clerk Eldridge – reported that a complaint has been filed with the township in regards to this campground, which complaint has been forwarded to the Supervisor and the Zoning Administrator. The complainant added that her driveway was being used, without her consent, for access to the campground.

Commissioner Casassa – related that she had recently driven up to look at the tower and been approached by people wanting to know what she was doing there. She explained her mission and inquired about their activity. She was told that they were family and just camping there for the summer. An open tent revealed shelving filled with paint cans and supplies appropriate to a

painting business. She has the impression that we're being asked to believe that the nature of this campground is something other than its true nature.

Chair Backers – commented that if it's a commercial enterprise, they're in violation of the zoning ordinance. We need a township official to investigate and determine what is actually going on. We also need the Zoning Administrator present at our meetings to respond to our questions.

Correspondence:

Chair Backers – has sent out a letter regarding possibilities for assistance in mitigating the costs of legal transfer of the vacated alleyway properties to the adjacent property owners. This has also been posted on the township website.

Ongoing Permanent Business:

We reviewed the sections of information we need to update for the Master Plan. Eldridge has the report from Road Commission Director Rogers. Eldridge will contact Fire Chief Fabiano for the fire department update. Fields will research the mid-decade demographics estimate and include a text box indicating that actual Census data will be inserted when the 2020 Census figures become available. Fields will secure the schools information and contact the Zoning Administrator and the Kalkaska Building Inspector for the housing and building additions info. Backers will provide information on the alleyways progress.

Old Business:

Review of the Zoning Administrator job description is moved to the September agenda.

Report of Planning Commission Chair:

Chair Backers – report is that he will be having a meeting of his volunteer alleyways subcommittee on Saturday, and will report back what progress is made.

Report of Township Representative:

Clerk Eldridge – Many residents attended the public hearing on the proposed noise ordinance. The Township Board endeavored to make it clear to the community that the purpose of the ordinance was to give the police the authority to act on complaints. Deputy Nate gave a clear explanation of what his procedure would be in handling a complaint. The ordinance passed. It was enacted on July 18, 2019, published in the Elk Rapids News on August 1, 2019, becoming effective eight days later, on August 9, 2019.

Rapid Rive Township has accepted our fire coverage contract for 1.5 mils.

The contract for demolishing the tennis courts to the north of the township hall, has been awarded to Ralph's Excavating.

Consideration of the Mass Gathering Ordinance has been tabled to the August meeting.

Greg Hanlin submitted a proposed text amendment to Ordinance #22 (Zoning Ordinance).

Report of ZBA Representative:

Commissioner Fields – reported on the July 8, 2019 meeting of the ZBA. Two public hearings had been scheduled. One was for a variance request from the Tillman Tower people. That hearing was postponed. It has been rescheduled for September 13, 2019. The second was a variance request from Mr. Tom Klingler, but the application was incomplete, so the ZBA could not act. During the meeting, a question was raised as to whether proper notification had been provided. Post-meeting follow up revealed that notice was published appropriately in the Elk Rapids News, notice was properly posted on the township’s website as well as on the doors of the township official buildings, and notice was correctly mailed to the registered tax addresses of all owners of property within 300 feet of the subject property.

Report of Zoning Administrator:

Zoning Administrator Parzych – was not present, but his written report for June 2019 was received and is hereby incorporated into the record by reference; a copy of the report is attached to the permanent copy of these minutes at [Att A].

New Business

Morrison application for rezoning – Jason Morrison has submitted an application to rezone his property at 6333 Rapid City Road, Rapid City, MI 49676, being tax id parcel number 40-004-021-014-00, from Recreational to Commercial-Light Industry. We found two deficiencies in the application:

- 1) The affidavit, number 4, on page 5, does not specify hid legal interest in the property (owner, lessee, other type of interest);
- 2) The site plan drawing does not have any measurements.

If we are provided this information by August 19, 2019, we can properly publish notice of a public hearing to be held at our regular meeting of September 9, 2019. Secretary Fields is assigned to write the letter to Jason Morrison, requesting these remedies to his application.

Hanlin text amendment suggestion – this is the proposed text amendment to be included in either Article IV Section 13 (Wireless Communication Towers and Antennas), or Article VI Section 3 (Telecommunication Towers Are Not Essential Services), of Ordinance #22 (Zoning Ordinance).

Spacing – Telecommunication Towers and Antennas shall be located no closer than one (1) mile from an existing telecommunication tower or alternate tower structure, as measured in a straight line between the base of the existing tower and proposed base of the proposed tower, unless a propagation map can be provided by an independent third party showing the need for additional reception. Third party propagation research would be hired by the township and paid for by the applicant.

The Commission agreed to hold a public hearing on this suggestion at the September 9, 2019 meeting.

Closing Public Comment:

There was none.

Adjournment:

MOTION by Von See, second by Casassa, to adjourn. Adjournment at 8:23 p.m.

Assignments:

- Eldridge will secure the fire department update for the master plan
- Fields will secure the mid census estimate for the master plan
- Fields to contact ZA Parzych for land use additions for master plan
- Fields to get schools info for master plan
- Fields to write letter to Morrison, requesting the additional info needed on the application, by August 19, 2019, for publication in time to hold public hearing on September 9, 2019
- Fields to publish notice of Hanlin hearing on September 9, 2019
- Fields to publish notice of Morrison hearing on September 9, 2019, if information is received by August 19, 2019

Next Meeting: September 9, 2019

Respectfully submitted,



Tina Norris Fields
Secretary

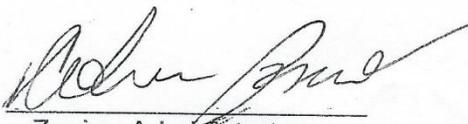
Clearwater Township Zoning Administration Monthly Report

Month/Year June 2019.

<u>6</u>	Land Use Permits Issued
<u>2</u>	Garages, Sheds
<u> </u>	Residences
<u> </u>	Residences w/Attached Garage
<u>1</u>	Pole Barns
<u>3</u>	Resident Additions
<u> </u>	Decks, Porches, etc.
<u> </u>	Miscellaneous, Other Buildings

<u>31</u>	Field Checks
<u>0</u>	Attorney Contacts
<u>1</u>	Planning Commission Meetings
<u>1 ZBA</u>	ZBA Meetings and/or Township Board Meetings
<u> </u>	Contacts with Public, Home or Land Owners
<u> </u>	Training Sessions

Date: 7-19-18

Signature: 
 Zoning Administrator