

Clearwater Township
Zoning Board of Appeals
Regular Meeting of April 14, 2014

DRAFT MINUTES

Call to order, Pledge of Allegiance:

Vice-Chair Tina Fields, in the absence of Chairperson Lucy Gerlach, called the meeting to order at 7:02p.m., followed by the Pledge of Allegiance.

Roll call of members:

Vice-Chair Tina Fields, Secretary Dave Lawicki and Pat Hubble were present.

Also present: Teresa O'Hara, ZBA Recording Secretary

Vice-Chair Fields stated that Zoning Administrator Guy Molby would not attend due to health.

Approval of Agenda:

Vice-Chair Fields presented agenda prepared by Chairperson Lucy Gerlach. Agenda was approved as written; no objections or additions.

Call for Disclosure of Conflict of Interests:

Vice-Chair Fields requested board members make known any conflict of interests. No conflicts of interest of items on the agenda.

Approval of Minutes:

Vice-Chair Tina Fields requested the board look over minutes from January 14, 2014; asking for any corrections. Secretary Dave Lawicki made a motion to accept and Pat Hubble seconded the motion. The January minutes were approved as presented.

Public Comment:

There was none.

Old Business:

Vice-Chair Fields asked the board if there was any old business "to bring forward."

There was none.

New Business:

Vice-Chair Fields introduced and welcomed new ZBA member Pat Hubble to the board. Secretary Lawicki also welcomed Hubble. Mr. Hubble stated he would do the job to "the best of my ability" and "to help the township move forward."

Secretary Lawicki and Mr. Hubble spoke about attending an upcoming MTA training class for ZBA members "The ABCs of ZBAs" that will take place in Gaylord on Wednesday May7, 2014. Lawicki and Hubble will attend; Fields may attend depending on her schedule. Board members spoke about the importance of the MTA. Fields spoke about the MTA as an advisory organization, that their information and experience is

useful to the township. Hubble added that “the money paid to the MTA is beneficial.” Lawicki reported learning much from the MTA classes he has attended.

Report of Planning Commission Representative:

Vice-Chair Fields serves on the Planning Commission and updated board members on the commission’s activities in 2014. The board discussed the functions of each board and how their functions relate. Fields reported that the commission had set up meeting dates for 2014. The commission is working on details and wording of a proposed property split which would enable landowners to split and sell property, creating a new Ag-Residential district. Fields also reported that the commission proposed private, business email addresses for all board members, as any FOIA could open up private emails for public inspection. The Planning Commission continues to work on the township’s Master Plan.

Additionally, Fields reported that the Planning Commission held a site plan review for restructuring the Torch Grove Campground. Finding the site plan complete, there was a Public Hearing held on April 7, 2014. After Chair Adam Parzych detailed public hearing procedures, the applicant gave a presentation and the board heard those opposed and those in support of the application. After reviewing Findings of Fact and Standards outlined in 8.07 EXPANSION OR ENLARGEMENT OF NONCONFORMING USE OR STRUCTURE CONTAINING A NONCONFORMING USE were met, the board recommends approving the application with two conditions. A memo to the Clearwater Township Board from the Planning Commission dated April 14, 2014, stated: “During deliberations, the Commission found all relevant standards for approval of the proposed expansion to have been met, and that it was appropriate to stipulate certain conditions for the approval:

- 1.) the number of sites be permanently limited to 45, and
- 2.) that RV campers be removed within 30 days of the official seasonal closing of the campground. Motion carried.”

Closing Public Comment:

Discussion over concerns of upcoming township tax re-assessment.

Adjournment:

Lawicki made a motion, Hubble seconded the motion and the meeting was adjourned at 7:47p.m.

Next Meeting:

Monday, July 14, 2014 at 7:00p.m. at the Little Red Schoolhouse Community Center in Rapid City.

Respectfully submitted,

Teresa O’Hara, ZBA Recording Secretary