

Clearwater Township
Planning Commission
Regular Meeting of February 3, 2020
As approved March 2, 2020

Call to Order, Pledge of Allegiance:

Chair Backers called the meeting to order at 7:01 pm, and opened with the Pledge of Allegiance.

Roll Call of Members and Recognition of Visitors:

Commissioners present: Backers, Cassasa, Fields, Moore, Von See.

Public: Carol Backers, Therese Cooper, one gentleman who declined to sign in.

Approval of Agenda:

MOTION by Casassa, second by Von See, to accept the agenda as presented. Motion carried.

Call for Disclosure of Conflicts of Interests:

All commissioners declared not conflict of interests with any item on the agenda.

Approval of Minutes:

MOTION by Casassa second by Von See, to accept the minutes of January 6, 2020 as presented. Motion carried.

Public Comment for Matters Not on the Agenda:

There was none.

Commissioner Comment for Matters Not on the Agenda:

There was none.

Correspondence:

Chair Backers reported that a letter was received from the Church abandoning any claim to the alleyways that are in the Rankin Platt, on either side of Center Street, which the township has vacated. They're ceding any rights to that extra strip of land. Commissioner Casassa asked if we know why the Church is ceding half of the alleyway that borders their property. Chair Backers said it has to do with the costs associated with the process. A copy of the letter from the Church is attached to the permanent copy of these minutes as [Att A].

Report of Planning Commission Chair:

Chair Backers – stated he had included the budget in the agenda for our review in preparation for the Township Board's budget workshop being held Saturday, February 8, 2020 at 8:00 am.

Report of Township Representative:

Clerk Moore – reported that she introduced her new deputy, Margaret Spann, at the January 16, 2020 Township Board meeting. Absentee ballots are available for the March 10, 2020 primary election, which also includes two township millages. As of Oct 1, 2020, the Michigan Secretary of State, advises that Michigan driver’s licenses must be the enhanced licenses in order to be able to fly, even on domestic flights. Documentation required includes such things as one’s birth certificate and marriage license (if applicable), or a passport. The Board reviewed the budget and expenses through Q3 of the current Fiscal Year. Updated figures will be available for the budget workshop on Saturday, February 8, 2020. The public hearing on the budget will be at 6:30 pm on March 19, 2020, prior to the regular Township Board meeting. Meeting dates were set for the 2020-21 fiscal year, and will be published in March. There is a public hearing, tomorrow, February 4, 2020, at 6:30 pm, regarding a minor “tweak” to Ordinance 27 – Land Division, to state that anyone with a deeded interest in the subject property will be notified, but not the neighboring land owners. Also, in the application to split property, the applicant has to tell the township who all does have a deeded interest in the property. Following the public hearing, there will be a special meeting of the Township Board to formally approve adoption of the change in wording. This action is recommended by the attorney representing the township in a current lawsuit.

Report of ZBA Representative:

Commissioner Casassa – reported that the next meeting of the ZBA will be April 13.

Report of Zoning Administrator:

Zoning Administrator Parzych was not present. His written report for January 2020 is hereby incorporated into the record by reference, and a copy the report is attached to the permanent copy of these minutes at [Att B].

New Business

Clearwater Township zoning review - commencing the process. There was discussion of how to properly regulate pole barns in the township. Very large pole barns may have legitimate uses, but it appears that many are being used illegally. There is a philosophical tug of war within the community about trying to control usage by regulating the size. Another idea is to require a house on the property before permitting any accessory buildings, as a way to limit the size of pole barns. Regulating the percentage of land coverage is another idea.

Chair Backers asked that commissioners write down their ideas about how to improve our current zoning, and bring them to the table for consideration. A freewheeling discussion ensued with many ideas being brought up as potential areas of deliberation. The perceived need for commercial property is a major concern, within the village proper and along the major traffic arteries in the township. The work on alleyways is an integral part of securing viable Village Commercial property. Development of a residential district along the north side of Valley Road is another concept for meeting the need for affordable residential space, and solving the current problem of “bowling alley” properties extending back to the river and zoned Recreational. These properties fail to meet the legal dimensional ratio of no more than 4:1, and

because of their current zoning must be at least five acres in size. Consideration of tiny houses and how they might fit into our community was another topic. The question also arose as to what constitutes a campground, according to our definition and per the state standards.

References:

Ordinance 22 – Zoning – Article V Definitions - CAMPGROUND – A facility for outdoor camping using tents or recreational vehicles for protection from the elements. Such facilities shall have a private water supply and septic waste disposal system approved by the Health Department, shall have adequate means to prevent the spread of ground and forest fire, and shall have overnight on-site supervision to enforce reasonable safety and noise control standards.

State Article 12 – Environmental health part 125 (from PA96 of 1987) Definition - CAMPGROUND means a parcel or tract of land under the control of a person, in which sites are offered for the use of the public or members of an organization, either free of charge or for a fee, for the establishment of temporary living quarters for five or more recreational units. CAMPGROUND does not include a seasonal mobile home park licensed under the mobile home commission act.

Budget – Looking over the budget and expenses report through Q3 of the Fiscal Year, we find no problems suggesting a similar budget for the coming Fiscal Year. The only addition we would suggest is the consideration of \$8-10K for a digital sign to display information to the public. It would be possible to sell ad space to the local businesses to help pay for the sign and its upkeep.

Closing Public Comment:

There was none..

Adjournment:

MOTION by Moore, second by Von See, to adjourn. Adjournment at 8:19.

Next Meeting: March 2, 2020, 7 p.m., Clearwater Township Community Center (aka The Little Red Schoolhouse).

Respectfully submitted,



Tina Norris Fields
Secretary

Mr. Tom Backers
Clearwater Township Office
P.O. Box 1
Rapid City, MI 49676

January 16, 2020

Kirk J. Coffia
Martyr's Memorial Baptist Church
P.O. Box 27
Rapid City, MI 49676

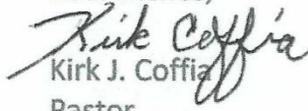
Dear Sir,

At a meeting of a quorum of Martyr's Memorial Baptist Church, the membership of our congregation voted on January 5, 2020 to reject the offer of the alley #1 & alley #2 that borders any part of our church property as designated by your town map of Rapid City. We make no claim to that property and we defer to the owner/owners of said property to the owners on the east side of the alleys aforementioned and marked by the red arrow on the map you sent to us.

The congregational vote was a unanimous 16 to 0 rejecting the offer made to the congregation by Clearwater township.

However, we all thank the town board for offering the property to us.

Best wishes,


Kirk J. Coffia

Pastor

Martyr's Memorial Baptist Church

Clearwater Township Zoning Administration Monthly Report

Month/Year January 2020

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

<u>75</u>	Field Checks
<u>0</u>	Attorney Contacts
<u>1</u>	Planning Commission Meetings
<u>0</u>	ZBA Meetings and/or Township Board Meetings
<u>27</u>	Contacts with Public, Home or Land Owners
<u>0</u>	Training Sessions

Date: _____

Signature: _____
Zoning Administrator