

CHARTER TOWNSHIP OF CLAYTON PLANNING COMMISSION
Tuesday, February 21, 2017
7:00 p.m.

CALL TO ORDER

Mr. DePottey called the Planning Commission meeting to order at 7:00 p.m.

PLEDGE TO THE FLAG

Mr. Bower led the Pledge to the Flag.

ROLL CALL

Present: Ryan Bower, Kevin DePottey, Ed McCartney, Rob Widigan

Absent: Susan Hyde, Dennis Milem, Andrew Suski

Others Present: Ted Henry, Building and Zoning Administrator; Ken Tucker, Attorney; Deanna Turner, Stenographer

Susan Hyde had a work engagement; Dennis Milem was on vacation; and Andrew Suski had a 100 Club Engagement.

APPROVE PROPOSED AGENDA

Mr. DePottey stated the agenda should be revised to reflect the correct date, February 21, 2017.

Motion by Widigan, supported by McCartney to approve the proposed agenda of the February 21, 2017 Planning Commission meeting.

MOTION CARRIED.

APPROVAL OF MINUTES JAN 17, 2017

Motion by Widigan, supported by McCartney to approve the minutes of the January 17, 2017, regular planning commission meeting.

MOTION CARRIED.

COMMUNICATION

Mr. DePottey stated that Mr. Henry distributed a permit report.

REPORT OF OFFICERS & COMMITTEES

Mr. Henry stated there was a permit application for a new house the other day. He has been receiving calls on custom built homes on private parcels, not subdivisions. He suspects there will be 6-10 this coming year.

PUBLIC COMMENT

None.

NEW BUSINESS

REVIEW OF MASTER PLAN

Mr. Widigan stated he met with Mr. Milem about the 2020 Master Plan he was working on with Dr. Shaw. He said what they have no is more than a rough draft, pretty near completion. He stated it is suggested that since they have a five-year requirement, the board can adopt the 2010 plan and they can continue to work on the 2020 plan. When that is ready to go, the board can take it up for review and adoption. Mr. McCartney said there are acknowledgments and new census data in the draft master plan. Mr. Henry said they should formally approve the five-year update. Mr. Widigan said if anyone has ideas to send to him or Mr. Milem. When 2020 comes around, they will be good to go. Mr. McCartney said Dr. Shaw put in a lot of work and took a lot of time working on the plan. Mr. Widigan stated Mr. Milem pointed out that Dr. Shaw added a lot to education and a section on services. Ms. Hyde made some grammatical changes. Mr. McCartney said there have not been many changes with infrastructure, industry, subs, etc.

Motion by Widigan, supported by McCartney to recommend the board accept the 2010 Master Plan as is to fulfill the five-year requirement due to minimal development changes.

MOTION CARRIED.

DISCUSSION OF CORUNNA ROAD CORRIDOR

KAREGNONDI WATER

Mr. DePottey said the discussion is regarding untreated water in the township. Mr. Widigan said then last time the M21 corridor plan was reviewed was in 2002 and the M13 corridor plan was in 1999. Mr. Henry said he had a discussion with Mr. Milem about bringing water down the corridors. He said he was interested in seeing if it was possible under the water and sewer fund to fund a study to see if there was a need there. Mr. DePottey said it would be extremely expensive to bring untreated water to the area. Mr. Henry said the thought process was regarding infrastructure discussions and funding at a federal level. They were looking at putting something together, such as a shovel ready project, if grants become available.

Mr. Widigan said the annual average daily traffic on M13 from I-69 to Lennon Road is 7,200 (460 commercial vehicles). On M13 from Lennon Road to M21 is 6,000 (460 commercial to M21). On M21 from M13 to Seymour Road is 5,000 (180 is commercial). And on M21 from Seymour Road to Morrish Road is 8,300 (180 commercial).

Mr. DePottey said they should update the corridor studies and see if part of that should include a utilities extension but not sure about the raw water. Mr. Henry said according to Drain Commissioner, Jeff Wright, when they received the rights from the state to take water from Lake Huron, they had to stay within the water shed.

Mr. Henry said he was surprised the traffic count numbers were that low. he thought it would be higher and asked how many consecutive days is the count taken. Mr. Widigan said MDOT has an interactive annual average and he called to ask if the reading was correct. Mr. DePottey stated they do not have counters all year long. Mr. Henry said the seasonal counts may be different.

Mr. DePottey said updated corridor studies will help with the 2020 master plan. Mr. Henry asked what does a corridor study consist of. Mr. DePottey said zoning, utilities, industries; how to re-zone to facilitate growth.

Motion by Widigan, supported by McCartney to suggest to the board that the planning commission requests funding to have the corridor studies for M13 and M21 updated prior to implementation of the 2020 master plan.

MOTION CARRIED.

DISCUSSION OF RENTAL ORDINANCE & ABANDONED STRUCTURE ORDINANCE

Mr. Henry distributed copies of the Flint Township ordinances for conversation purposes. He said the good thing about a rental ordinance is that an inspection is required every three years to make sure the properties are being kept up. He said the rental units are leveling off due to the past housing crisis. Mr. McCartney asked about abandoned facilities. Mr. Henry said those are addressed in the property maintenance code. Mr. McCartney stated the motel has been abandoned for 20 years. Mr. Tucker said most of those are tied up in estates, such as the house next to Calkins Farm, which has been burned out for at least five years. Mr. DePottey said he likes the idea of having a rental ordinance. Mr. Widigan said it seems like a moot point for abandoned structures. Mr. Widigan said they do not have a budget line item for the planning commission or ordinance costs. Mr. DePottey said some of them they are starting from scratch. Mr. McCartney said some take six months or longer.

Motion by Widigan, supported by Bower to request a joint meeting with the township board, Zoning Board of Appeals, and the planning commission to discuss 2017 goals and objectives and would like an answer before the March 21, 2017 meeting.

MOTION CARRIED.

ADDITIONAL ITEMS

Mr. Henry said the Rite Aid in the plaza did a remodel and has a new store layout.

Mr. Widigan said he got involved in the 2020 master plan because he received a long text from Mr. Milem who is on vacation. He said he is willing to continue his work but he doesn't want to step on anyone's toes.

Mr. Henry said there is a new restaurant going in where Ben's Diner was.

ADDITIONAL COMMENTS

None.

ADJOURNMENT

Motion by Widigan, supported by McCartney to adjourn the planning commission meeting at 7:45 p.m.

MOTION CARRIED.

MINUTES APPROVED BY:

Kevin DePottey, Chairperson

Dennis Milem, Secretary