

**Clayton Township Planning Commission
Regular Meeting Agenda
September 20, 2016, 7:00 p.m.**

CALL TO ORDER

Dr. Shaw called the meeting to order at 7:00 p.m.

ROLL CALL

Present: Ryan Bower
Kevin DePottey
Susan Hyde
Ed McCartney
Dennis Milem
Dr. William Shaw, Chairperson
Robert Widigan

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

APPROVE PROPOSED AGENDA

Motion by DePottey, supported by Widigan to approve the proposed agenda of the September 20, 2016, Planning Commission meeting.

MOTION CARRIED.

APPROVAL OF MINUTES: August 24, 2016

Motion by Widigan, supported by DePottey to approve the minutes of the August 24, 2016, Planning Commission meeting.

MOTION CARRIED.

COMMUNICATION

Mr. Henry said he has had a couple requests for backyard weddings. They are not going to use any structures for the outdoor wedding. One wedding had hours until 11:00 p.m. and had a shared driveway, which he was concerned about.

Mr. Henry said there have been a lot of requests for building permits for accessory buildings and additions.

REPORT OF OFFICERS AND COMMITTEES

See Communications.

PUBLIC COMMENT

None.

PUBLIC HEARING

Dr. Shaw opened the public hearing at 7:05 p.m.

Mr. Milem said the amendment changes parcels from one acre to 4.999 acres to increase building size to 25x20 feet. Also changed 8C: .5-.999 acres from 1250 square feet to 1700 square feet. Also changed F from 5-9.999 to allow three accessory buildings.

Dr. Shaw said they were open to public comment or question on the proposed amendment.

There were none.

The Public Hearing closed at 7:07 p.m.

OLD BUSINESS

Accessory Building Ordinance

Motion by Widigan, supported by DePottey to send the Accessory Building Proposed Ordinance, 16-0920-01, to the Clayton Township Board of Trustees for their approval.

MOTION CARRIED.

Mr. Henry asked once it goes to the township board; can they adopt a different ordinance than what was approved at the Planning Commission. Mr. Tucker said they can make minor changes or it needs to come back to the Planning Commission.

Dr. Shaw stated there will be another public hearing at 7:15 p.m.

NEW BUSINESS

Mr. Milem said someone is requesting a rezoning next month on land adjacent to the Northville condos. Mr. Henry said nothing encroaches onto the piece of property. Mr. Milem said they want to change from multi-family to rural estates. Mr. Henry said it is around seven acres. Mr. Milem said they want to put in a driveway and build a house.

Mr. Henry said there is another request for a cell tower on Beecher Road. Dr. Shaw asked what company. Mr. Henry said he thinks it is Verizon. Mr. Milem asked how far is it away from the other one.

Rezoning 11240 W. Corunna Rd. Case #R16-01/Jeraline Carlton-Public Hearing

Dr. Shaw called the Public Hearing open at 7:15 p.m.

Mr. Henry said the divided parcel went through the application process. Forty acres was split to 10 acres and 30 acres. It was previously zoned commercial because of a riding stable which is on the corner of the ten acre property. They would like to change it back to residential. The use isn't there anymore.

Resident, Ms. Carlton, said she needs to sell the property since her husband passed away. She has a buyer who would like to homestead it, but it doesn't need it to be commercial. The loan is for a residential parcel as opposed to commercial. Ms. Carlton said there is already a duplex there.

Mr. McCartney asked if it's the full width of the road for the 10 acres. Ms. Carlton's son stated there is 330 feet on one side and 327 feet on the others.

Mr. Milem asked if they plan on taking care of the building that is falling down on the 30 acres. Ms. Carlton said she has already applied for a demo permit and it has been granted. She added that Mr. Henry told her they had a year to do that. Ms. Carlton said that it will be taken care of. Mr. Henry asked if the balance of the 30 acres will remain agricultural. Ms. Carlton said it needs to be agricultural improved. Her son said that he would like to build a pole barn. Mr. Henry asked if it was under PA116. Her sons said he didn't think so.

Gary Shell, resident, said he owns property to the west of there. He asked if the 10 acres are where the stables are at. Ms. Carlton's son said the 10 acres are where the barn & house are. Mr. Shell said back in 1973, they went to court regarding the property line. Ms. Carlton said there has been a recent survey and stakes are lined up.

Mr. Henry requested a copy to put with the assessing card. Mr. Carlton said she has no problem with that. Mr. Shell asked if they were going to build a business there. Ms. Carlton said that is not the intent.

Dr. Shaw clarified that there will be a residence on 10 acres and the rest for farming. Ms. Carlton's son said they would eventually like to put in a driveway back to the highest part of the property for a barn. Ms. Carlton said the original house there was built in the 1800s and has since collapsed. They have already checked and there are no water or septic lines back there.

Mr. Milem said according to the Genesee County Health Department, there is a well there. Ms. Carlton said it belongs to the existing house on the property. She added that the house is currently a duplex. Her son said there are only two units there. Mr. Henry said maybe the well went to the old house. Ms. Carlton said the house was still standing when they bought the property, but there was not even a bathroom in there. It was stripped down to the studs like someone was going to fix it. Mr. Henry said someone was going to add on to it at some point. Mr. Shell said the house was all torn apart and the township stopped it. Ms. Carlton said the house and foundation are not safe.

Dr. Shaw asked if they had aerial views of the property.

Mr. Milem said if the Planning Commission gives the okay to rezone, that doesn't automatically preclude them to build a barn on the property. He said there are ordinances for a barn without a house. He added the Right to Farm Act may come into play. Ms. Carlton said she understands they have to come back before the Planning Commission to request that.

Mr. Milem said the plans also have to be sent to the Genesee County Metropolitan Planning Commission (GCMPC); he has never seen them say no. He said the Board of Trustees meets the second Thursday of October and the board will give their blessing or denial and then the next day it will be good to go. He said to contact the GCMPC to tell them she has a time line.

Dr. Shaw closed the Public Hearing at 7:30 p.m.

Motion by Mr. Widigan, supported by Mr. DePottey to recommend that the property be rezoned to real estate, resolution number 16-0920-02.

MOTION CARRIED.

Draft Ch 1 & 2 Master Plan 2010

Dr. Shaw said the front says 2010 and needs to be changed to 2016. He said that he will have the final chapters at the next meeting so they can endorse it and get it to the board.

Mr. Widigan asked if he wanted their homework assignments and suggestions. He said he also emailed them.

Ms. Hyde said she had some too.

ADDITIONAL ITEMS

None.

ADDITIONAL COMMENTS

None.

ADJOURNMENT

Motion by Mr. Widigan, supported by Mr. DePottey to adjourn the Planning Commission meeting at 7:35 p.m.

MINUTES APPROVE BY:

Dr. William Shaw, Chairperson

Mr. Dennis Milem, Secretary