

CLAYTON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING AGENDA
FEBRUARY 16, 2016 7:00 P.M.
CLAYTON TOWNSHIP HALL

CALL TO ORDER

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

PLEDGE TO THE FLAG

Mr. Milem led the Pledge to the Flag.

ROLL CALL

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

Absent: Ed McCartney (excused)

Others Present: Ted Henry, Ken Tucker, Deanna Turner

APPROVE PROPOSED AGENDA

Motion by DePottey, supported by Widigan, to approve the proposed agenda for the February 16, 2016, Clayton Township Planning Commission meeting.

MOTION CARRIED.

APPROVAL OF MINUTES: JANUARY 26TH 2016

Motion by Widigan, supported by DePottey, to approve the minutes of the January 26, 2016 Clayton Township Planning Commission meeting, as submitted.

MOTION CARRIED.

COMMUNICATION

Mr. Milem stated the Clayton Township Board of Trustees voted the previous Thursday to approve the special conditional use permit for the Verizon Wireless tower. He said they brought in their plan for the trees and received the okay from the Whaley Children's Center regarding the razor wire on top. The FAA permit will be taken care of before Mr. Henry gives them a building permit.

Mr. Tucker said he received a phone call from attorney, Dennis Haley, inquiring background information as to why the Islamic Center was denied a permit for an

electronic sign. Mr. Tucker said he was not involved with the process at the time, but he worked with Mr. Milem and Mr. Gehringer. He said the first issue is that the Islamic Center is zoned residential and electronic signs are not allow. The second problem is that the sign is too big and exceeds the limits of the ordinance. Mr. Haley first called to inquire about obtaining variances; he would need two and that is highly unusual. His second call was regarding rezoning of the property. Mr. Tucker said he spoke with him the previous afternoon and was supposed to receive a call from Mr. Haley that day, but didn't hear back.

Mr. Milem said he went over everything with Mr. Henry, asking if he can find a reason where it benefits Clayton Township to rezone the property as commercial. He said the sign is still too big for a commercial sign at seven feet by ten feet. The largest sign they have is four feet by eight feet.

Mr. Tucker said the other attorney did not know it was zoned residential until the second call. He said they could probably reduce the sign size to fit the ordinance.

Mr. Milem said it is still a static sign and has to be okayed by the Genesee County Metropolitan Planning Commission (GCMPC). Mr. Tucker said the state of Michigan may have restrictions as well because it is on a state road, M21.

Mr. Tucker asked if the sign on Beecher was in compliance. Mr. Henry responded, not really.

Mr. Henry said he has had a few accessory building permit requests and a garage addition. There was a question about the Carlton Farm that has come up for sale and discussion of rezoning a portion of it to commercial.

REPORT OF OFFICERS AND COMMITTEES

This was discussed under Communication.

PUBLIC COMMENT:

Mr. Tom Story said he was present at the meeting the last time the Islamic Center wanted signage. He said they did mention rezoning and didn't like the cost. He said a flashing sign is a safety issue, especially around the school because people are looking at the sign as opposed to watching out for children.

OLD BUSINESS

None.

NEW BUSINESS

(1) SURVEY

Dr. Shaw discussed the survey conclusion and tabulation.

Mr. Milem said the survey pretty much came back the way they thought it would. People would like to see agricultural, open spaces; move forward through zoning, roads and ditches.

He said one comment from a resident said there's no communication with the residents and suggested an informative newsletter because not everyone takes the Journal. Mr. Milem said they did put a newsletter into the budget, but just one. Regarding town hall meetings, the Planning Commission meets every month. Mr. Widigan said there is a public hearing every month. Mr. Milem said there is access for people to come and learn what the township is doing. He said a newsletter costs between \$2,500 and \$3,000.

Mr. Milem said they had the survey at the county, had it in the View, had it online, etc. and they only received 60 replies out of 8,000 residents.

Dr. Shaw said he came away with a B+ rating for the survey and general response overall. He said most residents seem to feel pretty good about where they are and where they are living. In regards to expansion, they wanted single family homes. He said they received a lot of "yes" regarding how the township is doing with various services. The response was very much like what they received in the two surveys prior. He said the goals are to maintain and sustain growth and make sure they do a better job specific to commercial and residential. He didn't see any duplexes, apartments, or condos.

Ms. Hyde asked if the survey responses could be summarized for future usage. Dr. Shaw said he is going to try, look at Gallop's model, and bring it for everyone's review. They will make it public and get it in the paper.

(2) GOALS REVIEW

Dr. Shaw stated they needed to review the goals and objectives from the last document and decide which to carry-over into the current document.

(1). Encourage public awareness of local planning efforts by stimulating citizen interest and participation in the planning of the physical fabric of the community.

Mr. DePottey said they need to keep the public aware and get them involved as much as possible. He said it is a good goal they need to keep in the document. Mr. Milem said there is money in the budget for a newsletter to try to keep people involved. There are Planning Commission and Board of Trustees meetings where people can get information. He said sometimes the residents have to take it upon themselves to want to know what is going on in the township.

Ms. Bower, resident, said that people need to be at meetings to see what the township is doing, especially since they are spending tax money.

Mr. Milem said at the last board meeting there were 80 people present to see a young lad who helped with the break-ins and received a citizen citation. He said after that was finished, the place cleared out. He added that it always takes something cantankerous to get people to show up.

(2). Encourage cooperation with surrounding governmental units in the growth of the Clayton Charter Township area.

Dr. Shaw said he had two contacts with Swartz Creek and hasn't spoken to the other five units, so that was not accomplished. Mr. Milem agrees.

(3). Encourage the maintenance of an efficient thoroughfare system by regularly reviewing the traffic heads of the community in conjunction with the concepts provided in the Master Land Use Plan.

Mr. Widigan said they haven't done that, but should set it out as a goal. Mr. DePottey said the Road Commission maintains the roads, performs and analyzes traffic counts.

Mr. Henry said they want to add traffic signal at Bristol and Morrish roads. He said he doesn't think they need a 24-hour signal at that corner, perhaps only evenings and mornings. He asked what does it cost to run a traffic signal. He said the city of Swartz Creek requested the light through the Road Commission.

(4). Maintain provision of high levels of municipal services to Township residents and businesses such as fire and police, water, wastewater and solid waste disposal.

It was unanimously agreed to leave the objective in the document.

(5). Plan quality recreational facilities for Township residents by exceeding generally accepted minimum recreation standards.

Dr. Shaw said this was not relevant. Mr. Milem said they do not have any parks.

(6) Encourage the preservation if possible, those buildings that contribute significantly to the historic and architectural character of the Township so that the visual atmosphere and architectural heritage of Clayton Charter Township may be enjoyed by future generations.

Mr. Milem said this has been done in the past, but not last year. Dr. Shaw marked it to remove from the plan.

(7) Encourage and facilitate the preservation of prime agricultural lands in the community, maintaining the rural character of Clayton Charter Township, while promoting an agribusiness.

It was agreed to leave in the plan.

(8) Investigate all federal and state programs which might facilitate and assist the Township in providing improved services, and which are deemed to be a prudent investment of municipal dollars.

Dr. Shaw said with grant stipulations, this is no longer relevant and will be removed.

(A1) Identify prime agricultural lands and prime agricultural soils for the concentration of farmland preservation efforts. The identification of such soils shall be a required informational element for any development proposals.

Dr. Shaw said there are no development proposals, therefore should be removed.

(A2) Discourage nonagricultural development of important farmlands through the Master Plan and Zoning Ordinance.

Dr. Shaw said they took care of this in court.

(A3) The Township shall continue to explore and promote the enrollment of Public Act 116, Farmland Agreements, Purchase of Developmental Rights (PDR), Conservation Easements, or other means to maintain the viability of agriculture and open space in the community.

Mr. Milem is going to get a copy of the agricultural map from the GCMPC for the master plan. This will remain in the plan.

(A4) Discourage the rezoning, development, or expansion of infrastructure into prime agricultural areas for nonfarm related uses.

The Planning Commission agreed they do discourage this and will leave in the plan.

(A5) Continue to identify and preserve historic and centennial farmsteads.

This will be left in the plan.

(B1) Promote preservation of the balance of woodlands, watercourses and open spaces in the Township that creates the rural aesthetic, which is central to the community's character.

Dr. Shaw said this has been sustained because there hasn't been any new building. Mr. DePottey said they still want to preserve the rural area. This will be left in the plan.

(B2) Review all proposed development with respect to potential impacts upon waterways, wetlands, woodlands and natural resource areas, and groundwater.

This is not applicable and ties together with #1.

(B3) Promote efforts to preserve and improve natural vegetation buffers around watercourses (streams and drainage ways) to reduce erosion, cleanse storm water, and promote groundwater recharge.

This will be left in the plan.

(B4) Consider the impacts of development on groundwater recharge areas, since groundwater is the primary source of drinking water.

This will be left in the plan.

(B5) Consider adopting ordinance language to help ensure the protection of important natural features including woodlands, wetlands, and groundwater recharge areas.

This will be left in the plan.

(C1) Promote quality single-family housing at low density, which will maintain the rural character of the community.

This will be left in the plan. A discussion ensued regarding current projects that are in various stages.

(C2) Encourage residential developers to include parks or to be located near existing schools and/or parks.

This will be left in the plan.

(C3) Require new residential developments to be logical extensions of existing residential areas to enable necessary services and facilities, including sewer, water, and streets.

Dr. Shaw said there is no new development, but perhaps there will be in the next five years. This will be left in the plan.

(C4) Require that the design of new residential developments provide for efficient use of land and proper relationships between lots.

This will be left in the plan.

(C5) Encourage locating new single-family residential developments away from non-residential land uses with a variety of screening techniques where residential land uses are near non-residential uses.

This is already in the ordinances, therefore, will be left in the plan.

(C6) Promote the development of a variety of housing types and residential living environments to accommodate and reflect the various income levels and age groups within the Township.

This will be left in the plan.

(C7) Propose only low density/agricultural (10 acres or greater) land uses in areas where natural resource conditions are least capable of supporting development. Natural resource considerations should include soils, woodlands, wetlands, rivers, bodies of water and steep slopes. Consideration should also be given to the presence of roads and access to municipal services.

Dr. Shaw said it was still a good thing. Mr. Milem said the classes at MSU Extension said millenials are going in the opposite direction and do not want acres and land. They want smaller units. He said Fenton is what millenials would want with condos upon shopping.

This will be removed from the plan.

(C8) Propose low density (2.5 acres) residential and medium density (1.0 acre) residential uses in areas where the natural resources or infrastructure are capable of supporting such development, i.e. adequate soils to support septic systems, as well as adequate roads and other factors that may affect density such as natural features, etc.

This will be removed from the plan.

(C9) Higher density residential development should only be planned for areas where it is likely that adjacent municipal sewer system(s) can be extended.

This will be left in the plan and water will be added to it.

(C10) Restrict multi-family residential districts and manufactured housing communities, which have direct access to municipally owned sewer and water facilities.

Mr. DePottey said they can restrict it as long as they meet ordinance apportionment in certain areas. Mr. Henry said in the sites presently available, they are not even 20% filled. Mr. Milem said this can be done through zoning; he doesn't like the word, "restrict."

This will be deleted from the plan.

(D1) Provide adequate zoning, and infrastructure for the expansion of agri-business.

This will be deleted from the plan.

(D2) Discourage the introduction of new commercial and industrial development beyond the scope outlined in the Township Master Plan. New commercial development should be developed primarily for the local needs of Township residents.

This will be removed from the plan.

(D3) Encourage new commercial/industrial development to selected areas within the Township and to selected areas with frontage along Corunna Road, Miller Road, Elms Road, M-13, and areas adjacent to municipalities.

This will be left in the plan.

(D4) Encourage the development of clustered commercial facilities that offer a variety of goods and services.

This will be left in the plan.

(D5) Establish commercial development location at major street intersections to provide for ready accessibility from several directions.

This will be deleted from the plan.

(D6) Provide opportunities for home-based businesses and services to exist where the creation of products and services is home-based. Sewing, craft production, sales and marketing, typing, and bookkeeping are just a few examples.

This will be left in the plan.

(D7) Encourage locating commercial uses in areas, which have sufficient facilities and services to support commercial activities including sanitary sewer, storm drainage, and water service.

This will be left in the plan.

(E1) Provide a high ratio of open space to population.

This will be left in the plan.

(E2) Encourage the development of parks and open space areas in conjunction with any future major residential development, including medium-density projects.

This will be left in the plan.

Mr. Henry asked about inclusion of non-motorized trails. A discussion ensued.

Mr. Milem said they are handicapped by projected growth in the last census, which was projected zero growth in the next five years. He said he would really like to look at a land use map and project the next five years.

Mr. Widigan stated the Metro Alliance has a growth projection through 2035. He will get the information to the board before the next meeting.

The trail plan will be put into the master plan to ensure potential grant options in the future.

Mr. Widigan asked about D3. Dr. Shaw stated that he thought D7 would take care of D3, therefore, it will be deleted.

ADDITIONAL ITEMS

None.

ADDITIONAL COMMENTS

Mr. Milem asked Mr. Henry to put together a list of things that the board should address. They discussed accessory buildings and motor homes.

Mr. Henry said there was an increase in crime because criminals knew when people were going on vacations. Mr. Milem said there were over 200 robberies.

ADJOURNMENT:

Motion by Widigan, supported by DePottey, to adjourn the Planning Commission meeting at 8:03 p.m.

Minutes by

Minutes accepted by

Dennis Milem, Clerk

William Shaw, Chairperson