

CLAYTON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 22, 2015 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. Bower led the Pledge to the Flag.

ROLL CALL

Present: Dr. William Shaw, Chairperson
Kevin DePottey, Vice-Chairperson
Dennis Milem, Secretary
Ryan Bower
Ed McCartney
Robert Widigan

Absent: Susan Hyde

Others Present: Ken Tucker, Attorney
Deanna Turner, Stenographer

APPROVE PROPOSED AGENDA

Motion by Mr. DePottey, supported by Mr. Widigan, to approve the proposed agenda.

MOTION CARRIED.

APPROVAL OF MINUTES: August 2015

Mr. Milem pointed out that Mr. Bucceri's attorney's name should be Mr. Lupkin, as opposed to Mr. Owosso, as stated in the minutes.

Motion by Mr. Milem, supported by Mr. Widigan, to approve the August, 2015 Planning Commission meeting minutes, with corrections.

MOTION CARRIED.

COMMUNICATION

Mr. Milem mentioned the ongoing issues with Park Place Compost. Mr. Tucker stated that the case will end up in court and he cannot say where it will go from there. He said that Park Place Compost lost their registration number and is no longer registered

as a compost facility. Mr. Tucker added that their site plan was also rejected by Genesee County that day as well. He said that if the owner, Mr. Fick, does all of the things in the court order, they will still be in violation of the ordinance. He stated the State of Michigan came to a meeting on Friday, September 11 where there were representatives from Genesee County and Clayton Township. They are in violation of 10-12 paragraphs that were drafted. The State of Michigan said all they do is register the compost places; they don't permit them. Mr. Tucker said there is no good explanation on the difference and if they are not qualified for compost, then people delivering compost cannot dump there. He said they cannot count on the Department of Environmental Quality (DEQ) as back-up of enforcement. He said that they gave Mr. Fick an extra week which was set to expire on September 13th. On September 14th, the DEQ called back and said that the compost owner was doing it all wrong, that he should be storing the compost all summer long as raw material and not processing it yet. Mr. Tucker said that was completely different instructions from what they said in the past. He suspects Mr. Fick will claim they have been processing the compost as the state told them and that he is in compliance with the order.

Mr. McCartney mentioned a compost location in Saginaw that has compost that sits in bags for months without being touched. Mr. Tucker asked if there was an odor. Mr. McCartney said he was not sure because of where the wind typically blows. Mr. Tucker said they cannot run a compost facility without the smell; he thinks it's impossible. He said somehow the burden got shifted to Clayton Township instead of the guy who owns the facility. He said he is going to draft some documents the next day to take back to court and that they don't know what to put in the order anymore. They had asked Mr. Fick to process the compost within 48 hours and the state is now saying that it needs to sit raw. Mr. Tucker suggested they find a couple facilities that have little or no complaints on smell. He also suggested contacting someone at the Michigan State University Extension Office for suggestions.

REPORT OF OFFICERS AND COMMITTEES

None.

PUBLIC COMMENT

None.

NEW BUSINESS

(1) SURVEY

Dr. Shaw said he uncovered some interesting information that was handed in from the last meeting that was enlightening. He said all of the documents had the same foundation of questions that ranged from green grass to commercial preferences. There are questions phrased as such: "if there are grants or money available, which of these would you prefer putting money behind?"

The second part is for future projects such as bike paths and walking paths. The third part is regarding services, to primarily inform the public of what services are rendered from the township.

A discussion ensued regarding mailing costs for potential surveys. The Planning Commission ultimately decided to mail out postcards indicating the website link for citizens to take the survey or they can pick up a copy of the survey from the township offices.

Mr. Milem suggested putting a notice in the newspaper with information as well. Mr. DePottey suggested contacting ABC12 or NBC25 to do a news story or put something on MLive.

Mr. Shaw restated that the survey would be divided into eight different districts. He said he would like to direct attention at the bones of the survey listed as follows:

- additional pedestrian connectivity ~ would like to reinforce the need
- additional senior citizen activities ~ doesn't think that needs to be included
- attract and retain services ~ already going to be taken care of in part one
- attract large retail/commercial signage to promote aesthetics ~ no time or money for that
- committee for beautification ~ they do not have a board for that
- preserve historic buildings ~ that is a current goal that has been identified at the beginning of the current active master plan
- extend infrastructure to new areas to accommodate growth ~ talked about this earlier
- extend the water and sewer lines ~ Mr. Milem referred to extending to new areas and having commercial businesses incur the cost of water and sewer line extensions. Mr. DePottey said infrastructure is probably developer driven.
- signage, park development/improvements ~ no money there
- preserve natural resources ~ Mr. Milem referred to housing diversity and the classes they attended regarding the needs of baby boomers versus millennials. He said he personally thinks that single family condos and apartments for senior living needs to be looked at. Dr. Shaw said that "preserving natural resources" is part of part one, protection of remaining lands.
- special assessment street improvements ~ Dr. Milem said that is almost resident driven, not much they can do. Mr. DePottey added it is also revenue driven, if you can get enough residents who will be affected to pay for a special assessment.
- fire emergency management ~ this could be included in part one or part two, with the service that the township provides

A discussion ensued regarding the new emergency alerts that were just installed.

Mr. Milem said that police protection would be addressed at the end of the year with a millage vote.

(2) MASTER PLAN REVIEW

Dr. Shaw stated that part two was much smaller than part one. He said the last part of the packet is implementation. Number six is basically an old review starting with goals and objectives. He would like everyone to go through it on their own and if the primary objective is continued, deleted, or if continued, have they attained any of it, partially attained, or unattained. Dr. Shaw said basically the Master Plan is what they are offering to the public what they thought would be good for the community. They have to tell the citizens what they have attained and what they haven't attained.

Mr. Milem said they are going to try to get the survey questions online before the next meeting.

ADDITIONAL ITEMS

None.

ADDITIONAL COMMENTS

None.

ADJOURNMENT:

Motion by Mr. Bower, supported by Mr. Widigan, to adjourn the Planning Commission meeting at 7:47 p.m.

MOTION CARRIED.