

**CHARTER TOWNSHIP OF CLAYTON
PLANNING COMMISSION MINUTES**
December 19, 2017 at 7:00 p.m.

CALL TO ORDER

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

ROLL CALL

Members Present: Ryan Bower, Kevin DePottey, Susan Hyde, Ed McCartney, Dennis Milem, Andy Suski, Rob Widigan

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

APPROVAL OF AGENDA

Action Taken: Motion by Widigan, supported by McCartney, to approve the agenda of the December 19, 2017 meeting.

MOTION CARRIED.

APPROVAL OF MINUTES 11.21.17

Action Taken: Motion by Widigan, supported by Bower, to approve the minutes of the November 21, 2017 Planning Commission meeting, as submitted.

MOTION CARRIED

COMMUNICATIONS

None.

REPORT OF OFFICERS AND COMMITTEES

Mr. Henry said the cost of construction has been over \$1 million in 2017. Also, the sports bar has applied for a building permit.

PUBLIC COMMENT

None.

OLD BUSINESS/DISCUSSIONS

SOLAR WIND FARMS

Ms. Hyde said she has a potential conflict of interest for location of the solar wind farm because she also sits on the Saratoga Estates Committee. The proposed location is adjacent to where she lives.

Mr. DePottey asked if anyone had the chance to drive by other wind farms such as the one off I-69 in Lapeer.

Mr. Suski stated in the event of technology changes and tax purposes changes, what happens if the company up and leaves and the equipment is left behind. Mr. Milem said that is covered by an abatement. They have one year to remove the equipment and leave the land as they found it. Mr. McCartney said that is not what is stated in the letter the company has sent out to potential locations.

Mr. Milem said there is no action to be taken at that time. Mr. DePottey said any company will have to come before the Planning Commission for review and approval and a special conditional use permit.

A discussion ensued.

NEW BUSINESS/DISCUSSIONS

PLANNING COMMISSION BY LAWS

Mr. DePottey said there was prior discussion about wanting to change the Planning Commission meeting time from 7:00 p.m. to 6:00 p.m.

Mr. Milem said there are two sets of bylaws. One was approved on April 6, 1999 and Dr. Shaw revised one a couple of years ago, but it was never adopted by a vote. Mr. Milem said the 2018 calendar has already been adopted by the Board of Trustees. Mr. Tucker said the Planning Commission can change the meeting time by passing a new resolution for the entire year and posting it to the public.

Mr. Henry said he was speaking with Mr. Gehringer, Township Supervisor, and he would like to set up a meeting with Mr. Milem, Mr. DePottey, Mr. Widigan, and Mr. Henry to discuss the 2018 Planning Commission plans.

Mr. Tucker said they have 10 days after the first meeting of the calendar year to set their schedule. He said they can make changes to the bylaws at the January meeting.

Action Taken: Motion by Widigan, supported by Hyde, to change the January Planning Commission meeting time to 6:00 p.m. Mr. Milem will post the meeting change by Monday, December 25, 2017.

MOTION CARRIED.

TIM PROJECT

Mr. DePottey said there is a newly announced steel plant in Durant which will affect Clayton Township with more jobs and traffic.

Mr. Milem said they approached the Board of Trustees last June regarding a feasibility study and they didn't think it was the right time to perform such a study.

Mr. Henry said he discussed raw water pipelines with Jeff Wright, Drain Commissioner who said it would take a minimum of 30 months.

A discussion ensued.

ADDITIONAL ITEMS

None.

ADDITIONAL COMMENTS

None.

ADJOURNMENT

Action Taken: Motion by Widigan, supported by McCartney to adjourn the Planning Commission meeting at 7:53 p.m.

MOTION CARRIED.

MINUTES APPROVED BY:

Kevin DePottey, Chairperson

Dennis Milem, Secretary