

**CHARTER TOWNSHIP OF CLAYTON  
PLANNING COMMISSION MINUTES  
August 24, 2021**

**ROLL CALL**

**Members Present:** Kevin DePottey, George Sippert, Richard Derby, Ed McCartney, Dwight Dennings, Rick Caruso

**Members Absent:** Andy Suski

**Others Present:** Ted Henry, Building Official/Code Enforcer; Ken Tucker, Attorney; Sheryllynn Russo, Stenographer

**APPROVAL OF PROPOSED AGENDA**

**Action Taken:** Motion by McCartney, supported by Derby, to approve the proposed agenda for the August 24, 2021, Clayton Township Planning Commission meeting.

**MOTION CARRIED.**

**APPROVAL OF MINUTES: July 27, 2021**

**Action Taken:** Motion by Sippert, supported by McCartney, to approve the minutes as presented for July 27, 2021 Clayton Township Planning Commission meeting.

**MOTION CARRIED.**

**COMMUNICATIONS**

NONE.

**REPORT OF OFFICERS & COMMITTEES**

Mr. Henry, Building Official, reported 6 new homes under construction in the Township and since our last meeting, 15 new modular homes have been moved into Swartz Creek Meadows.

**PUBLIC COMMENT:**

NONE.

**NEW BUSINESS**

**1. AMENDMENT TO ORDINANCE 152.034 (Item D. FOUNDATION)**

Mr. Caruso reported that the Township Board had voted a moratorium till April 2022 with regard to pole barn residence construction.

Mr. DePottey discussed this issue with another municipality (Upper Peninsula) who stated that since these types of structures could be built without a foundation, they left it between the insurance company and the owner as these types of dwellings were uninsurable, thus removing the Township from the problem. Mr. Henry stated that he is more concerned with the future owner(s) who may not be fully aware of what they have bought. What this commission needs to consider as we go forward is the integrity of the home and the neighborhood.

Additional considerations (1) residences built on a slab need to have a "safe" room within the home, built to withstand high winds such as tornadoes; and (2) flood planes - in homes where basements are not required, first floor needs to be above that level.

Mr. Henry and Mr. Tucker will develop a draft ordinance for review at the next Planning Commission meeting (September).

## **OLD BUSINESS**

### **1. DISCUSSION OF THE SOLAR ORDINANCE**

Mr. Caruso reported that the Township Board had voted a moratorium till April 2022 with regard to commercial solar farms.

Decision was made that Mr. Tucker needs to canvas local areas such as Montrose, as well as additional counties (Shiawassee) to determine what they are doing. It was noted that Hazelton Township has taken the decision back from the County in light of what has been allowed in their township.

He is to develop a draft for the next Planning Commission meeting (September).

### **2. CHICKENS – ORDINANCE FOR CLAYTON TOWNSHIP FARMS**

Mr. Tucker provided a "draft" for review which he has incorporated into the Township's current animal control ordinance.

After thorough review and discussion, notes were made for minor revisions to the following:

1. **Permits** - items c. and i. as well as move and or add manure management plan under this section.
2. **Restrictions** – item e.
3. **Enclosures** – items a., b., d., f. and "j. Manure Management" is to be added.

These additions/deletions/modifications will be reviewed at the next Planning Commission meeting (September) and if no other changes are made, a public hearing will then be scheduled.

### **3. DISCUSSION ON THE NEW MASTER PLAN**

NONE.

### **ADDITIONAL ITEMS**

NONE.

### **ADJOURNMENT**

**Action Taken:** Motion by Dennings, supported by Derby, to adjourn the Planning Commission meeting at 7:22 p.m.

### **MOTION CARRIED**

Respectfully submitted,

Sheryllynn Russo, Stenographer

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Kevin DePottey, Chairperson

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Rick Caruso, Secretary