

**CHARTER TOWNSHIP OF CLAYTON
PLANNING COMMISSION MINUTES
April 27, 2021**

ROLL CALL

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

Members Absent: Andy Suski

Others Present: Ted Henry, Building Official/Code Enforcer (via Zoom from Swartz Creek); Ken Tucker, Attorney; Sheryllynn Russo, Stenographer

APPROVAL OF PROPOSED AGENDA

Action Taken: Motion by McCartney, supported by Dennings, to approve the proposed agenda for the April 27, 2021, Clayton Township Planning Commission meeting.

MOTION CARRIED.

APPROVAL OF MINUTES: September 15, 2020

Action Taken: Motion by Sippert, supported by Derby, to approve the minutes of September 15, 2020 Clayton Township Planning Commission meeting.

MOTION CARRIED.

COMMUNICATIONS

NONE.

REPORT OF OFFICERS & COMMITTEES

NONE.

PUBLIC COMMENT:

Carol Belford, wanted more information on the proposed parking lot at the Islamic cemetery. She was advised that the applicants were in attendance to present their proposal to the Commission and she would have an opportunity to address any concerns and questions to them directly, after their presentation.

NEW BUSINESS

PUBLIC HEARING ON GARDEN OF PEACE ISLAMIC CEMETERY PARKING LOT, CASE #SCU21-01

Mike Pifer, Craft Engineering prepared the site plan which took into consideration existing drainage and detention basins as well as soil erosion testing. He advised the Commission that the Genesee County Drain Commission is currently reviewing the site plan and approval is pending. He also advised that screening/fencing will be required based on the site plan review by Rowe. They have also reviewed the plan and are in compliance with all current Clayton Township zoning requirements.

Mr. DePottey asked for some history and Dr. Shukairy advised that the cemetery has been in existence since 2008 and currently have approximately 100 graves.

Mr. Derby inquired about lighting. Pifer responded that they will install lighting in the parking lot but light levels will not exceed the property line.

Dr. Shukairy advised that signage could be posted advising no parking after a specific time and lighting would also be shut off.

Doug Piggott of Rowe advised the results of their site plan review only identified three concerns: (1) Ordinance does not address any specific number of parking spots and although the plan identifies 121 spots, the Board has the ability to specify a minimum or maximum number; (2) A 6' privacy fence install would be adequate; (3) Irrigation of landscaping other than replacement of dead and/or damaged trees again can be specified by the Planning Commission.

Mr. DePottey then opened the floor to public comment:

Mr. Henry stated some concerns for the Board to consider, fence should be vinyl rather than wood (maintenance free), lighting should be required to be off at a specific time such as 9 pm, since the entrance gates are operational and not just ornamental, they should be utilized (not locked by at least closed), and a maintenance schedule should be provided to the Township.

Mrs. Belford wanted clarification as to whether the parking lot could be located on another area of the property and was advised that the site plan had been developed based on potential increase in size of cemetery as well as most optimal location on the property. She was also concerned that the berm (fencing and trees) proposal would not be adequate and/or may impact property values of adjoining homes.

6:49 Public Hearing Closed

Action Taken: Motion made by Sippert, supported by McCartney to approve the application with the following stipulations (1) parking spaces would be reduced to 100 from current site plan of 121; (2) 6' fencing would be vinyl; (3) no lights after 9 pm; (4) gates will be shut every evening; (5) provide a maintenance schedule to the Township

and present to the Board at the May Board Meeting for review with the Planning Commission's recommendation for approval.

MOTION CARRIED.

OLD BUSINESS / DISCUSSION

2. JACOB MAURER / MASTER PLAN PRESENTATION

Mr. Maurer provided a Master Plan update which consisted of an Overview after which he would address any concerns or questions then advise "next steps".

He advised the Board of the feedback acquired from the 60 surveys that had been submitted from residents of the Township. He also reviewed vital statistics (population, average income, growth in housing/industry, average age of population, etc.) He will provide an electronic copy of his presentation for distribution to the Commission.

With respect to any land use plans – the Township controls this thru ordinances.

Timeline: Mr. Maurer has provided the Commission with the first draft of the Master Plan. He requested they review and bring concerns or questions to the next Planning Commission meeting (May) with the goal of presenting to the Township Board for approval in June allowing for public hearings up to September.

1. DISCUSSION WITH MASTER PLANNER ON SOLAR FARMS IN THE NEW MASTER PLAN

Mr. Maurer advised that Solar Farms is an issue addressed thru ordinances and zoning, but would be sure to make it an item in Chapter 4 of the Master Plan specifying that they would be regulated by the Township via ordinances and policies. Mr. Piggott of Rowe advised that it should also be included with Goals and Objectives in Master Plan and will provide a copy of the verbiage for the Commission to review.

Mr. Caruso advised the Commission that the Board had voted and issued a six month moratorium on solar farms and they request that the Planning Commission review any existing solar ordinances and revise or produce an ordinance to specifically address solar farms. As the Commission develops this ordinance, keep in mind the possible need to assess as personal property, the need to tie to property owner to have the ability to include any removal and/or abatement costs incurred for abandon solar materials on taxes, possibility of reducing energy costs to residents, etc.

3. CHICKEN ORDINANCE FOR CLAYTON TOWNSHIP FARMS

Planning Commission members were asked to review the current ordinance and be prepared to discuss at the May meeting.

4. SWARTZ CREEK MEADOWS UPDATE

None. No one attended meeting representing Swartz Creek Meadows.

5. ADDITIONAL MEETING TO GET CAUGHT UP ON OLD BUSINESS

Planning Commission was advised to bring calendars to the May meeting to discuss the scheduling of Planning meetings every two weeks/twice a month to get caught up on any outstanding Township issues.

ADDITIONAL ITEMS

NONE.

ADDITIONAL COMMENTS

NONE

ADJOURNMENT

Action Taken: Motion by Sippert, supported by Dennings, to adjourn the Planning Commission meeting at 7:40 p.m.

MOTION CARRIED

Respectfully submitted,

Sheryllynn Russo, Stenographer

Kevin DePottey, Chairperson

Rick Caruso, Secretary