

**CHARTER TOWNSHIP OF CLAYTON  
PLANNING COMMISSION MINUTES  
AUGUST 18, 2020**

**ROLL CALL**

**Members Present:** Kevin DePottey, Dennis Milem, Richard Derby, Ed McCartney

**Members Absent:** Andy Suski, Dwight Dennings

**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 Milem, to approve the proposed agenda for the August 18, 2020, Clayton Township Planning Commission meeting.

**MOTION CARRIED.**

**APPROVAL OF MINUTES: July 21, 2020**

**Action Taken:** Motion by Derby, supported by McCartney, to approve the minutes of July 21, 2020 Clayton Township Planning Commission meeting.

**MOTION CARRIED.**

**COMMUNICATIONS**

Mr. DePottey advised the Board that the City of Flushing had just completed their revised Master Plan (July 2020) and he was making a copy available for review by this Board for informational purposes.

**REPORT OF OFFICERS & COMMITTEES:**

NONE.

**PUBLIC COMMENT:**

NONE.

**NEW BUSINESS**

Scu20-02, SWARTZ CREEK MEADOWS/NEPTUNE ENTERPRISES

Petitioner was not in attendance, but numerous residents were in attendance. Mr. Henry distributed a map indicating where Swartz Creek Meadows was proposing to

locate the RV / Motor Home camping/storage. Yellow indicated proposed sites (3) and pink indicates existing homes.

Questions/concerns from impacted residence in attendance with **Board responses:**

G. Ireland  
12089 W. Bristol

Is this map subject to change and what about a motor home moving in for an extended period of time.

***This would be handled by park management, but Board can apply restrictions to address these types of issues.***

T. Philpott  
4101 S. Sheridan Road #155  
Waste Management cannot keep up with current trash – how can we add more?

***We can restrict and make recommendations.***

D. Slenzak  
4101 S. Sheridan #305  
Dumpsters in the park are an issue – they are currently locked and not available on weekends.

***We will investigate on original site plan in office and make sure this is addressed.***

T. Philpott  
4101 S. Sheridan #155  
Concern of criminal activity – was security addressed at last meeting? Also, the M13 entrance from the north will have increased traffic into the park, we need a traffic light installed.

M. Costello  
4101 S. Sheridan #66  
There are numerous children playing, no speed bumps or “Children Playing” signage in the park which results in a safety concern.

***MDOT needs to be contacted to request a traffic study and based on this study, MDOT will determine if a traffic light is required.***

DePottey introduced into the minutes a letter from a resident who requested to be anonymous, that raised the following concerns/issues:

- Security be addressed
- Water system adequacy
- Meet state requirements regarding well
- Septic System? ***(they are on public sewers so this concern is N/A)***
- Impact on lot rent ***(this is a management issue and this Board has no jurisdiction)***

- Will criminal background checks be conducted on campers? **(this is a management issue and this Board has no jurisdiction)**
- Pet policy?
- Access to restrooms and showers **(this Board was advised at the last meeting that campers would have 24 hour access to the facilities, but NOT the pool)**
- Will street lights be added? **(will need to review site plan)**
- How and where will R/V check-in be handled? **(this is a management issue and this Board has no jurisdiction)**
- Will tents be allowed? **(No.)**

S. Ireland  
12089 W. Bristol

The owners live in California – noise and campground smells are of no concern to them not to mention vandalism, more children playing, etc.

**The Board advised those in attendance that this is just a “preliminary” step in this process. There will be a formal Public Hearing at the next Planning Meeting – September 15.**

G. Ireland  
12089 W/ Bristol

Asked how residents will be notified.

**Per State requirements, letters will be sent to all residents within 300’ of property line, notice will be published in paper and on Township website.**

Attorney Tucker advised that this parcel was currently zoned for Manufactured Housing which does not allow for special conditions zoning. Camping requires zoning as RA (Residential/Agriculture). It is quite possible that when the applicant is advised of “special conditions not allowed” he may withdraw application. Cannot spot zone.

G. Ireland  
12089 W. Bristol

They own more land and should consider placing R/V park there. R/V people are coming for recreation which also brings off-road vehicles, dirt bikes, etc. which will only lead to additional problems. Park needs to provide a special area for this which does not cross private land or roads.

## **OLD BUSINESS**

### **TOWNSHIP MASTER PLAN**

Mr. Milen advised that this was not on the Township Board August agenda, but will be on the September Board Meeting agenda.

## **ADDITIONAL ITEMS**

### **CHICKEN-ORDINANCE FOR CLAYTON TWP FARMS**

**Action Taken:** Motion by Derby, supported by Milem to send this request for review back to the Township Board for additional clarification. i.e., What do they want addressed - lot size, number of chickens, containment (free-range), etc.

### **MOTION CARRIED**

### **ADDITIONAL COMMENTS**

Mr. Derby wanted to add another area of concern relative to SCU20-02 – has the subject of “snow birds” requirements/restrictions been addressed such as R/V lot rental versus storage?

### **ADJOURNMENT**

**Action Taken:** Motion by Milem, supported by McCartney, to adjourn the Planning Commission meeting at 6:57 p.m.

### **MOTION CARRIED**

Respectfully submitted,

Sheryllynn Russo, Stenographer

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Kevin DePottey, Chairperson

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Dennis Milem, Secretary