

**CHARTER TOWNSHIP OF CLAYTON  
PLANNING COMMISSION MEETING MINUTES  
December 18, 2018**

**ROLL CALL**

**Members Present:** Dennings, DePottey, McCartney, Milem, Sippert, Suski

**Members Absent:** Spillane

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

**APPROVE PROPOSED AGENDA**

**Action Taken:** Motion by McCartney, supported by Sippert, to approve the December 18, 2018 Planning Commission proposed agenda.

**MOTION CARRIED.**

**APPROVAL OF MINUTES - 11.20.18**

**Action Taken:** Motion by Suski, supported by McCartney, to approve the minutes of the November 20, 2018 Planning Commission meeting.

**MOTION CARRIED.**

**COMMUNICATION**

Mr. Milem said the Board of Trustees had no objections regarding the accessory structure changes and they can go ahead and schedule a public hearing.

**REPORT OF OFFICERS AND COMMITTEES**

Mr. Henry said building is slowing down because it's winter time.

**PUBLIC COMMENT**

Mr. Jack Gould of One Source on Elms Road is getting a new building built on acreage that was purchased. Mr. Henry said the information is on a handout that was distributed. Mr. Gould said they are running into some roadblocks and he would like to discuss some options of what they can do. He said he brought his architect with him.

Mr. DePottey said if they have an approved site plan, they would be granted a variance as part of the site plan without having to go through the ZBA for a variance.

Mr. Tucker said they are required to have a public hearing on a variance.

Mr. DePottey asked if the site plan approval process eliminates the need for a variance if they don't meet the setback requirements. Mr. Tucker asked if they are trying to bypass the setback. He would have to take a closer look at it because he has never heard of doing it that way.

A discussion ensued.

## **OLD BUSINESS/DISCUSSIONS**

### **COMMERCIAL SETBACKS/ HEIGHT, BULK, DENSITY, AREA AND PLACEMENT BY ZONING DISTRICT**

Mr. Henry said almost everyone that is zoned commercial and industrial but not built on are adjacent to residential. He said because of the size of parcels nothing can be built because of the size of setbacks. Mr. Henry said that 20-25 foot setbacks should be adequate.

A discussion ensued.

**Action Taken:** Motion by Suski, supported by Milem, to recommend to the Board of Trustees to make the following changes to Commercial Setbacks, Height, Bulk, Density, Area, and Placement by Zoning District:

~Residential Mobile Home (RMH) change minimum size lot from 55 to 95 feet; change maximum height of structure from 15 to 20 feet; change minimum side yard setback per lot from 10 to 30 feet and from 30 to 50 feet for rear setback.

~Local Commercial (C) change side yard minimum setback from 50 to 25 feet.

~General Commercial (GC) change side yard minimum setback from 100 to 50 feet.

~Industrial (M1) change maximum height of structure from 35 to 50 feet; and change minimum side yard setback from 50 to 20 feet, 150 feet from residential district remains the same.

### **ROLL CALL VOTE:**

Yeas: Dennings, DePottey, McCartney, Milem, Sippert, Suski

### **MOTION CARRIED UNANIMOUSLY**

## **NEW BUSINESS/DISCUSSIONS**

None.

## **ADDITIONAL ITEMS**

None.

## **ADDITIONAL COMMENTS**

None.

**ADJOURNMENT**

**Action Taken:** Motion by Sippert, supported by Milem, to adjourn the Planning Commission meeting at 7:50 p.m.

**MOTION CARRIED.**

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