

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

ROLL CALL

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

Members Absent: Dwight Dennings, Andy Suski

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

APPROVAL OF PROPOSED AGENDA

Action Taken: Motion by Milem, supported by Derby, to approve the proposed agenda for the February 18, 2020, Clayton Township Planning Commission meeting.

MOTION CARRIED.

APPROVAL OF MINUTES: January 21, 2019

Action Taken: Motion by McCartney, supported by Milem, to approve the minutes of December 17, 2019 Clayton Township Planning Commission meeting.

MOTION CARRIED.

COMMUNICATIONS

NONE.

REPORT OF OFFICERS & COMMITTEES:

We are approaching completion of the ten (10) homes in Cold Creek Estates – eight (8) of the ten (10) are occupied.

PUBLIC COMMENT:

NONE.

NEW BUSINESS / DISCUSSIONS

Master Plan Update Process

The Planning Commission was asked to review the Plan checklist included in their packets. It is required that all municipalities' review/amend/prepare a new master plan every five (5) years. Mr. Henry advised that he had a discussion with Derek Bradshaw

who has offered to assist with this process. His time is limited, so he must receive a request and will be on a "first come/first served" basis. He advised that his services would run approximately \$2,000 to \$3,000.

Part of this review of the Master would include commercial locations – stand alones with spot zoning – future land use may address some of this issue easier than "re-zoning". Part of the discussion included, do we want to incur the cost of rezoning or let future land use handle? Do we want to just arbitrarily change zoning on residents? It was decided that the first step should be to approach the owner and get their feedback to clean up "spot zoning".

It was decided that DePottey would contact Bradshaw

Action Taken: Motion by Milem, supported by Sippert, that DePottey request the cost and time from Derek Bradshaw, Metro Planning Commission on behalf of Clayton Township for presentation and approval to spend funds to the Township Board.

MOTION CARRIED

Election of Officers

Action Taken: Motion by Milem, supported by McCartney, to appoint Kevin DePottey Chairman of Planning Commission. Roll Call vote.

MOTION CARRIED

Action Taken: Motion by Mlem, supported by Sippert, to appoint Ed McCartney Vice-Chairman of Planning Commission. Roll Call vote.

MOTION CARRIED

It was noted that according to the By-Laws, a member of the Township Board is to serve on the Planning Commission and that member will automatically serve as Secretary.

OLD BUSINESS / DISCUSSIONS

Clayton Market Update

The Commission was advised that Neptune has not changed their position opposing this business. Their greatest concern is location of wells, but this position is not based on any legal precedence.

It was discussed that proper zoning and all state and county environmental requirements have been met by the petitioner.

Also, new plans are being drawn for this project and will be provided to the Planning Commission upon receipt and prior to the March meeting.

ADDITIONAL ITEMS

NONE.

ADDITIONAL COMMENTS

NONE.

ADJOURNMENT:

Action Taken: Motion by Milem, supported by McCartney, to adjourn the Planning Commission meeting at 6:42 p.m.

MOTION CARRIED

Respectfully submitted,

Sheryllynn Russo, Stenographer

Kevin DePottey, Chairperson

Dennis Milem, Secretary