

**CHARTER TOWNSHIP OF CLAYTON
PLANNING COMMISSION MINUTES
FEBRUARY 22, 2022**

ROLL CALL

Members Present: Kevin DePottey, Richard Derby, Ed McCartney, George Sippert, Dennis Carignan, Rick Caruso, Dwight Dennngs

Members Absent: None.

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

APPROVAL OF PROPOSED AGENDA

Action Taken: Motion by McCartney, supported by Sippert, to approve the proposed agenda for the February 22, 2022, Clayton Township Planning Commission meeting.

MOTION CARRIED.

APPROVAL OF MINUTES: January 25, 2022

Action Taken: Motion by Derby, supported by McCartney, to approve the minutes as presented for January 25, 2022 Clayton Township Planning Commission meeting.

MOTION CARRIED.

COMMUNICATIONS

NONE.

REPORT OF OFFICERS & COMMITTEES

Mr. Caruso has not received a response back on commercial solar farm information requested from Pinegate / Joe Torkelson. He has a letter from ESA Solar which was sent to some Township residents and has advised the Commission that he would like to contact them regarding any decommission information they might be able to provide.

PUBLIC COMMENT:

NONE.

NEW BUSINESS

- 1. POSSIBLE REZONING M13/CORUNNA ROAD CORRIDOR**

Mr. Henry met with the Assessor and was advised not to rezone the 3 residential parcels due to the impact it may have on resale, so only address the other parcels when considering re-zoning. After much discussion it was decided to wait until Sherman Heating & Cooling begins construction adjacent to this area and provide the owners along this corridor with an informational letter requesting input relative to their position on any zoning changes.

2. ELECTION OF OFFICERS

Action Taken: Motion by Caruso, supported by Sippert, to nominate Kevin DePottey Chair of the Planning Commission. Nomination accepted. Roll Call Vote: 7 Yes / 0 No. RESOLUTION NO. 22-0222-01

MOTION CARRIED

Action Taken: Motion by Caruso, supported by Sippert, to nominate Ed McCartney Vice-Chair of the Planning Commission. Nomination accepted. Roll Call Vote: 7 Yes / 0 No. RESOLUTION NO. 22-0222-02

MOTION CARRIED

The residing Board Member (Mr. Caruso) will automatically preside as Secretary as stipulated in the Planning Commission by-laws.

OLD BUSINESS

1. FOLLOW UP ON SOLAR ORDINANCE

Mr. Caruso advised the Commission that the Township Board has voted a moratorium on commercial solar farms till October, 2022.

Although the ordinance has progressed, to date, additional discussion and research will be required. Some of the open items which remain are relative to decommissioning and a method to tie any associated costs to the taxes in the lease agreement. A bond may not be the answer based on prior Township experience (statute of limitations). Bonds only run for 6 years in conjunction with the statute length. Tying to taxes can put an assessment on parcel and could result in loss of land to property owner.

The current protections in place for Township residents is the size restrictions and the requirement of a berm.

It was decided to wait to see if we get a response from ESA solar, which Mr. Caruso will report at next meeting.

2. FOLLOW UP ON FOUNDATION ORDINANCE

The Planning Commission reviewed all the changes discussed at last meeting and had no additional changes. It was noted that all other changes had been made in an attempt make ordinance uniform in terminology.

Action Taken: Motion by Caruso, supported by Dennings, to send this ordinance to the Township Board for review and consideration. Roll Call Vote: 7 Yes / 0 No.
RESOLUTION NO. 22-0222-03

MOTION CARRIED

ADDITIONAL ITEMS

Mr. Dennings advised that the calendar on the Township website was wrong, this will be looked into and 2022 Meeting Calendars will be emailed to all Planning Commission members.

ADJOURNMENT

Action Taken: Motion by Derby, supported by McCartney, to adjourn the Planning Commission meeting at 7:00 p.m.

MOTION CARRIED

Respectfully submitted,

Sheryllynn Russo, Stenographer

Kevin DePottey, Chairperson

Rick Caruso, Secretary