

**CHARTER TOWNSHIP OF CLAYTON
PLANNING COMMISSION MEETING MINUTES
February 19, 2019**

ROLL CALL

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

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

APPROVE PROPOSED AGENDA

Action Taken: Motion by McCartney, supported by Spillane, to approve the proposed agenda of the February 19, 2019 meeting, with changes.

MOTION CARRIED.

Action Taken: Motion by Sippert, supported by Suski to amend the agenda to include a public hearing for Ordinance 2019-483.

MOTION CARRIED.

APPROVAL OF MINUTES – January 15, 2019

Action Taken: Motion by Suski, supported by McCartney, to approve the minutes of the January 15, 2019 meeting, as submitted.

MOTION CARRIED.

COMMUNICATION

1. Ordinance 2019-483 (Zoning of Marijuana Establishments)

Mr. Tucker said if the township does nothing, then you have to allow establishments. He said you have to have an ordinance that opts out of the state statute. He said the ordinance bans the retail sales of marijuana in retail districts. Mr. Tucker said you can always redraft the zoning ordinance to opt back in.

Mr. Milem said that Ordinance 2019-483 was published for a public hearing at the meeting that night. He said they didn't have time to have a public hearing for Ordinance 2019-484.

A discussion ensued.

2. Requirements of Seasonal Ordinances (Noxious Weeds)

Mr. Henry asked if there are any other seasonal ordinance besides noxious weeds before the season begins.

Mr. Dennings asked if he can make a motion to add solar to the agenda. Mr. Milem said that the moratorium expires in April or May. A discussion ensued.

REPORT OF OFFICERS AND COMMITTEES

Mr. Henry said that after two years the yellow house on North Morrish will finally be demolished. He also said on March 6, the fire department will have a training at 10:30 a.m. at the Whaley House on Potter Road.

PUBLIC COMMENT

None.

OLD BUSINESS/DISCUSSIONS

1. Ordinance 2019-484 (Accessory Buildings)

Mr. DePottey looked through the changes with the board to make sure everything looks correct.

Mr. Milem left the meeting at 6:41 p.m.

2. Ordinance 2019-485 (Height, Bulk, Density, Area, and Placement)

The board reviewed the changes they made.

NEW BUSINESS/DISCUSSIONS

Mr. DePottey moved New Business up before the public hearing so that Mr. Gould could leave after his item is heard.

1. Site Plan Review – One Source – Jack Gould

The architect said he has been working with the Road Commission. He has a fourth review with the Drain Commission. He asked if they could approve the site plan conditional upon reviews.

Mr. Henry said the plans need to be signed off by the Road Commission and stamped, same with the Drain Commission. He said Rowe will review after the stamps and then he will issue the building permit.

PUBLIC HEARING – ORDINANCE 2019-483

Mr. DePottey opened the public hearing at 6:38 p.m.

No public comment.

Mr. DePottey closed the public hearing at 6:39 p.m.

Action Taken: Motion by McCartney, supported by Spillane, to approve Ordinance 2019-483 and refer to the Board of Trustees for final approval.

ROLL CALL VOTE:

Yays: Dennings, DePottey, McCartney, Sippert, Spillane, Suski

Absent: Milem

MOTION CARRIED UANIMOUSLY

ADDITIONAL ITEMS

Mr. DePottey said that Ameriguard is looking to add a couple of buildings to the southeast side of their property. He said he doesn't think they will meet the setback requirements.

ADDITIONAL COMMENTS

None.

ADJOURNMENT

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

MOTION CARRIED.

Respectfully submitted,

Deanna Turner, Stenographer

Kevin DePottey, Chairperson

Dennis Milem, Secretary7