

**CHARTER TOWNSHIP OF CLAYTON  
PLANNING COMMISSION MINUTES  
JANUARY 21, 2020**

**ROLL CALL**

**Members Present:** Kevin DePottey, George Sippert, Dennis Milem, Dwight Dennings, Ed McCartney, Andy Suski

**Members Absent:** None.

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

**APPROVAL OF PROPOSED AGENDA**

**Action Taken:** Motion by Suski, supported by Sippert, to approve the proposed agenda for the January 21, 2020, Clayton Township Planning Commission meeting.

**MOTION CARRIED.**

**APPROVAL OF MINUTES: December 17, 2019**

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

**MOTION CARRIED.**

**COMMUNICATIONS**

Planning Commission was advised that the Township Supervisor is still looking for a replacement for this commission.

**REPORT OF OFFICERS & COMMITTEES:**

- Rezoning from Commercial to Residential (Paul Stirling R19-02) approved at Board Meeting January 9, 2020.
- Ordinances were also passed and adopted at the January 9<sup>th</sup> Board Meeting:
  - o Solar Ordinance
  - o Land Division Ordinance

**PUBLIC COMMENT:**

NONE.

**NEW BUSINESS / DISCUSSIONS**

**CLAYTON MARKET / SITE PLAN REVIEW**

In attendance: Amy Denise, Legal Representative  
Paul Schruker, Project Manager  
Chris Roeser, Petitioner's Representative

Rowe Professional Service Company's site plan review was just received by the Township and presented to the attendees at tonight's meeting. All parties agreed that this document would need to be reviewed prior to any meaningful discussions.

Mr. Schruker advised the Planning Commission, that although they had not been requested, he could provide any documentation they may require relative to underground specs. These specs have been developed and will be monitored and inspected by the State, including proof of insurance and any other vendor compliance requirements.

Mr. Milem requested a document be provided from Neptune advising that they were aware of this proposal and no objections exist.

Since the primary oversight is handled by the State, Mr. Henry inquired as to what inspections would be required by the Township. This would include, but not limited to canopy footings, canopy structural requirements as well as electrical and any plumbing.

The petitioners were advised that it was critical that sign-off requirements from all other agencies were mandatory prior to the Public Hearing.

Due to the significant detail in the Rowe review and areas needing to be addressed, it was felt that it would be more prudent to postpone the Public Hearing till the March 17<sup>th</sup> Planning Commission Meeting.

It was determined that the primary contact at the Township should be the Building Official/Code Enforcer and any legal questions should be directed to the Township Attorney. All email correspondence should go through K. Youmans at the Township.

## **OLD BUSINESS / DISCUSSIONS**

A discussion ensued regarding the article which advised that the State might be withdrawing Hemp Farm permits (Farm Bureau News) due to the lack of processing centers which are not being developed to meet the demand, as anticipated.

## **ADDITIONAL ITEMS**

NONE.

## **ADDITIONAL COMMENTS**

NONE.

**ADJOURNMENT:**

**Action Taken:** Motion by Suski, supported by Milem, to adjourn the Planning Commission meeting at 6:38 p.m.

**MOTION CARRIED**

Respectfully submitted,

Sheryllynn Russo, Stenographer

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Kevin DePottey, Chairperson

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Dennis Milem, Secretary