

**CHARTER TOWNSHIP OF CLAYTON  
PLANNING COMMISSION MINUTES  
JULY 16, 2019**

**ROLL CALL**

**Members Present:** Dwight Dennings, Kevin DePottey, Dennis Milem, George Sippert, Tom Spillane

**Members Absent:** Ed McCartney, Andy Suski

**Others Present:** Ted Henry, Building and Zoning Administrator, Ken Tucker, Attorney, Sherylynn Russo, Stenographer

**APPROVAL OF PROPOSED AGENDA**

**Action Taken:** Motion by Milem, supported by Spillane, to approve the proposed agenda for the July 16, 2019, Clayton Township Planning Commission meeting.

**MOTION CARRIED.**

**APPROVAL OF MINUTES: June 16, 2019**

**Action Taken:** Motion by Sippert, supported by Milem, to approve the minutes of June 16, 2019 Clayton Township Planning Commission meeting.

**MOTION CARRIED.**

**COMMUNICATIONS**

**1. CONTACTED THE STATE DEPT OF AGRICULTURE ON SETTING UP A PRESENTATION**

Ted Henry advised that he has contacted the State in an attempt to have them at the August Meeting, this date has not as yet been confirmed.

**REPORT OF OFFICERS AND COMMITTEES:**

None.

**PUBLIC COMMENT:**

Jeff Dennings  
1118 VanVleet

Spoke to the Board regarding hemp farming in the Township. He currently has been licensed by the State and has 1 acre with 3,000 plants. He advised the Board of the State requirement for specific signage for registered fields and samples are taken by

the State throughout the year as well as at time of harvest – crop must be below 0.3% THC. It was noted that nitrogen levels in the soil do impact THC levels. Crops exceeding this level, must be destroyed. Plants are only available at limited nurseries. Crops raised for hemp fiber are much different – plants look similar to bamboo and can grow 10 – 12' in height. Buyers must be contracted prior to planting.

The Board thanked Mr. Dennings for this information and advised him that they are concerned as to what processes are in place by the State to inform municipalities of this activity and advised Mr. Dennings that as a hemp field owner there would be a greater opportunity for questions and answers at a future meeting when the State Dept. of Agriculture will be a participant.

## **OLD BUSINESS / DISCUSSIONS**

### **1. REVIEW OF SOLAR FARMS ORDINANCE FROM TOWNSHIP ATTY TUCKER**

The Board began review of the ordinance developed by Attorney Section by Section.

#### **Section 1 PURPOSE**

During discussion, it was noted that whenever referring to “ground-mounted” this should be considered a structure and are therefore subject to all permit and building code requirements.

#### **Section 2 DEFINITIONS** (changed from 1 to 2)

During discussion, it was noted that this Solar Ordinance needs to be incorporated into the solar portion of the Green Ordinance.

Since “solar shingles” are referred to under item #6, should we also include “solar siding”?

#### **Section 3 REGULATIONS** (changed from 2 to 3)

It was agreed that Item 1. c. needs to be eliminated in this section and moved to Section 3 Item 4. Commercial Solar Energy Systems and Mr. Tucker advised that he will verify ordinance numbers referenced in this item.

Item 1. f. change Building “Inspector” to Building “Official”.

Item 1. i. change Building “Inspector” to Building “Official”. Delete “request” and replace with “application for permit which will be subject to review by all applicable inspectors/trades”.

Item 2. a. needs to be eliminated in this section and moved to Section 3 Item 4. Commercial Solar Energy Systems.

Item 2. b. needs to be re-written to include roof, wall or window

Item 2. e. change Building “Inspector” to Building “Official”.

Item 2. h. & i. need additional research.

It was decided to conclude the ordinance review and table till the next meeting.

Attorney Tucker will make recommended additions/corrections/deletions and provide a revised draft of this ordinance at the next meeting. At which time, the Board will resume review.

**NEW BUSINESS / DISCUSSIONS**

None.

**ADDITIONAL ITEMS**

None.

**ADDITIONAL COMMENTS**

None.

**ADJOURNMENT:**

**Action Taken:** Motion by Sippert, supported by Dennings, to adjourn the Planning Commission meeting at 7:38 p.m.

**MOTION CARRIED**

Respectfully submitted,  
Sherylynn Russo, Stenographer

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Kevin DePottey, Chairperson

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Dennis Milem, Secretary