

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

ROLL CALL

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

Members Absent: 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 Sippert, to approve the proposed agenda for the July 21, 2020, Clayton Township Planning Commission meeting.

MOTION CARRIED.

APPROVAL OF MINUTES: June 16, 2020

Action Taken: Motion by Dennings, supported by Derby, to approve the minutes of June 16, 2020 Clayton Township Planning Commission meeting.

MOTION CARRIED.

COMMUNICATIONS

Mr. Henry requested the Board review the Ordinance regarding chickens, focusing on the possibility of reducing the minimum parcel size requirements. This item will be placed on next month's agenda.

REPORT OF OFFICERS & COMMITTEES:

Building Department – permits for 5 new homes this month.

PUBLIC COMMENT:

Gordon Gross
4101 S. Sheridan Road

Wanted to advise this Board that he will be submitting an application in the next few days for a "special conditional use" permit. i.e., converting designated areas in Swartz Creek Meadows as RV/camper sites. He provided the Board with a map outlining three different sites within the park for a total of 62 sites. Following comments/questions ensued:

- Mr. Gross was advised that State licensing would be required if approved.
- The club house will be made available 24/7 for showers & restrooms with denied access to pool.
- Currently would be "pull in" parking but as spaces are utilized, may change to back-in.
- The plan is for seasonal with the ability to offer storage during the winter.
- The plan is for motor homes only (no tents) – need to identify minimum/maximum vehicle size as well as duration - weekly/monthly/etc.
- The current ordinance reads "6 months" so this will need to be part of the review process.
- State requires a fence between camp site and residents but did not specify size/type/etc.
- An upgrade to electrical will also be needed
- Should consider security at night
- Concern over impact on Water and Waste readiness to serve, rates vary from 6 months to 12 months use.
- Concern over impact on our police department which also needs to be addressed.
- Suggested designating a dedicated area for long term and short term and another possible location for storage.
- Creative use for unusable properties which are currently not conducive for double wide homes.

NEW BUSINESS

Board was advised to review the Camp Ground Ordinances, and this will be put on the August Planning Commission Agenda.

OLD BUSINESS

Mr. DePottey provided the Board with the GCMPC Proposed Master Planning scope of work. Discussion with Board identified that since final approval of any Master Plan has to go through the County it may be advantageous to have them do it, thus eliminating any third parties. The last time the Township incurred costs close to \$10,000 and this proposal is a "not to exceed \$4,000" quote.

Action Taken: Motion by Millen, supported by McCartney to submit the Genesee County Metropolitan Planning Commission Master Plan Update proposal to the Board for review and approval with a recommendation to include a \$2,000 buffer (total bill not to exceed \$6,000) to anticipate any additional Board requirements.

MOTION CARRIED Roll call vote.

Planning Committee requested Mr. DePottey advised Genesee County of the results of tonight's meeting and send a copy of these minutes.

ADDITIONAL ITEMS

Mr. Dennings expressed a concern relative to noise and not being able to hear all the conversations. It was suggested that there was no mandatory seating and Board members should move accordingly.

ADDITIONAL COMMENTS

NONE.

ADJOURNMENT

Action Taken: Motion by Milem, supported by Sippert, to adjourn the Planning Commission meeting at 6:36 p.m.

MOTION CARRIED

Respectfully submitted,

Sheryllynn Russo, Stenographer

Kevin DePottey, Chairperson

Dennis Milem, Secretary