

**CHARTER TOWNSHIP OF CLAYTON
PLANNING COMMISSION MINUTES
July 27, 2021**

ROLL CALL

Members Present: Kevin DePottey, Andy Suski, George Sippert, Richard Derby, Ed McCartney, Dwight Dennings, Rick Caruso

Members Absent:

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 Derby, to approve the proposed agenda for the July 27, 2021, Clayton Township Planning Commission meeting.

MOTION CARRIED.

APPROVAL OF MINUTES: June 22, 2021

Action Taken: Motion by Derby, supported by Sippert, to approve the minutes as presented for June 22, 2021 Clayton Township Planning Commission meeting.

MOTION CARRIED.

COMMUNICATIONS

NONE.

REPORT OF OFFICERS & COMMITTEES

Mr. Henry, Building Official, reported on recent tornado in the township. Damage appears to be limited to outbuildings. 3 to 4 new homes under construction in the Township.

PUBLIC COMMENT:

Dennis Kramer of American Legion Post 294 addressed the Planning Commission with regards to the Legion's preliminary talks of developing an outdoor shooting range at their current location. Before pursuing this, he wanted to make the Commission aware and solicit their thoughts. Mr. Kramer was asked how much property did they own? 2.5 acres adjacent to a neighbor's field as well as residences. He was advised that they could be facing a lot of nuisance and noise complaints. The Commission advised him to investigate liability/insurance issues as well as contact other gun ranges in the area

and find out what issues they encountered relative to insurance and the impact on neighboring properties.

Mr. Suski requested a letter be sent to the City Manager requesting weed/mowing maintenance at Meijer, specifically parking lot islands.

NEW BUSINESS

1. AMENDMENT TO ORDINANCE 152.034 (Item D. FOUNDATION)

Mr. Henry was requesting this amendment based on the fact that there was a recent building permit requested for a pole barn style residence. Permit was issued since the Township ordinance does not address and the State of Michigan Building Code does not clarify foundation requirements. The burden is on the Township to restrict through local ordinances.

Action Taken: Motion by Suski, supported by Derby to request the Township Board declare a nine (9) month moratorium on pole barn residence construction till this ordinance has been revised to address this issue.

MOTION CARRIED by ROLL CALL VOTE.

Revised ordinance will be discussed at next Planning Commission meeting (August).

OLD BUSINESS

1. DISCUSSION OF THE SOLAR ORDINANCE

Planning Commission reviewed examples of other municipalities ordinances on commercial solar farms included in their packet.

Mr. Tucker advised that it should be addressed as a "special use" petition, thus giving the Planning Commission control over site plans, such as 8 to 10 foot berm, with landscaping and specific fencing, etc.

Action Taken: Motion by Derby, supported by Suski to request Township Board extend the moratorium on restricting commercial solar farms in the Township an additional 6 months (October thru April 2022)

Additional discussion:

- Problems exists relative to life expectancy, toxic waste, clean up
- Can we tax as an asset
- Require a complete inventory of everything on site (require on site plan)
- Need to identify what zone ordinances are impacted
- Make it cheaper to locate someplace else
- Require retention basins for surface water (drain commission)
- Can we tax each panel

- There are currently no commercial solar farms in Genesee County
- Allow special use in General Commercial which has a 50' set-back
- Restrict to a minimum 10 acre or greater parcel
- Maintenance requirements must be included in the ordinance, i.e., weeding, flowers, mowing, etc.

MOTION CARRIED by ROLL CALL VOTE.

Mr. Tucker will provide initial draft of ordinance for next meeting.

2. CHICKENS – ORDINANCE FOR CLAYTON TOWNSHIP FARMS

Mr. Tucker will prepare a draft for the next meeting.

Discussion ensued relative to inclusion of exemption from fees for 4-H Projects and school sanctioned educational programs, although proof would be required.

Mr. Dennings felt the initial permit cost of \$75 as discussed at last meeting was exorbitant for residents and would price them out of the option to raise a few chickens. After much discussion it was determined by the Commission to charge \$50 for one year with a \$10 per year renewal fee. It was also decided that permit would be pulled if too many complaints were received by the Township.

3. DISCUSSION ON THE NEW MASTER PLAN

Based on review of the timeline provided by Genesee County Metropolitan Planning Commission:

Action Taken: Motion by Suski, supported by Sippert to submit recommended Master Plan resolution to the Township Board (8/16/21 Meeting) requesting Board approval and distribution of the Plan for public comment.

MOTION CARRIED by ROLL CALL VOTE.

ADDITIONAL ITEMS

NONE.

ADJOURNMENT

Action Taken: Motion by Suski, supported by Dennings, to adjourn the Planning Commission meeting at 7:30 p.m.

MOTION CARRIED

Respectfully submitted,

Sheryllynn Russo, Stenographer

Kevin DePottey, Chairperson

Rick Caruso, Secretary