

**CHARTER TOWNSHIP OF CLAYTON
PLANNING COMMISSION MINUTES
JUNE 18, 2019**

ROLL CALL

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

Members Absent: Ed McCartney, Tom Spillane, 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 Sippert, to approve the proposed agenda for the June 18, 2019, Clayton Township Planning Commission meeting.

MOTION CARRIED.

APPROVAL OF MINUTES: May 28, 2019

Action Taken: Motion by Milem, supported by Sippert, to approve the minutes of May 28, 2019 Clayton Township Planning Commission meeting.

MOTION CARRIED.

COMMUNICATIONS

Mr. Henry advised that an issue has come up regarding the farming of hemp. The Michigan Food and Farming Systems have introduced a pilot program targeted at veterans relative to the cultivation of hemp in the state. It was noted as a concern that the state had not notified municipalities. Apparently the state tests 3 times per year to insure that plants do not exceed .038 THC. It was noted that plants may increase THC levels at any time, thus the need for testing by the state. These plants produce oil, seeds and material for rope.

He advised that we currently have one such "farm" in Clayton Township located on Lennon between Nichols and VanVleet (The High Hemp Company). Mr. Tucker produced a copy of their license which was issued 5/13/19. This raised concerns relative to smell and theft and it was noted that this could increase the workload for the police force.

It was recommended that we have Jeremy or Valerie Huffman of Huffman's Homestead / Homegrown by Heroes attend the July Planning Commission Board Meeting. It was suggested that we invite the police force and board for their

presentation on all the State Department of Agriculture permit requirements (i.e., are there license limitations or acreage minimum/maximums). Ted Henry will coordinate a Town Hall-like forum for the July Planning Commission meeting

REPORT OF OFFICERS AND COMMITTEES:

Mr. Henry reported that 5 more Building Permits have been issued for Cold Creek for a total of 15 homes although none have been started to date.

PUBLIC COMMENT:

None.

OLD BUSINESS / DISCUSSIONS

Mr. Tucker advised that research has been completed relative to solar farms in the township, but noted that the Federal Green Energy initiative PA116 – Farm Land and Open Space Preservation Act which has been signed by the governor may have an impact on residential ordinances. Mr. Tucker will investigate and advise at next month's meeting.

NEW BUSINESS / DISCUSSIONS

1. Accessory Buildings on Vacant Parcels – Residential, Agricultural and Commercial

Ordinance currently restricts the construction of an accessory building without a primary residence. It was discussed that these were currently addressed by ZBA on a case by case basis such as a house burns down or a home is uninhabitable and must be torn down or when farms are being split. To date, 3 variances have been granted and decisions were based on the hardship requirement.

After much discussion it was placed before the Board regarding this ordinance, do we want to amend, rescind or leave the way it is. There was some discussion regarding developing an "exceptions" list this may only add to additional regulations. Also, the ZBA only meets 4 times a year although special meetings can be called at any time. It was suggested to change the ZBA meetings to monthly and cancel if no agenda for that particular month. There was also some discussion regarding looking at the fee structure.

Action Taken: Motion by Milen, supported by Sippert, to present to the Board the recommendation to leave the Ordinance stand as is and schedule ZBA Meetings monthly and review the fee schedule.

Roll Call Vote: YES Milen, DePottney, Sippert; NO Dennings

MOTION CARRIED.

ADDITIONAL ITEMS

None.

ADDITIONAL COMMENTS

None.

ADJOURNMENT:

Action Taken: Motion by Milem, supported by Sippert, to adjourn the Planning Commission meeting at 6:42 p.m.

MOTION CARRIED

Respectfully submitted,
Sheryllynn Russo, Stenographer

Kevin DePottey, Chairperson

Dennis Milem, Secretary