

**CHARTER TOWNSHIP OF CLAYTON
PLANNING COMMISSION MINUTES
May 25, 2021**

ROLL CALL

Members Present: Kevin DePottey, Richard Derby, George Sippert, Rick Caruso

Members Absent: Andy Suski, Dwight Dennings, Ed McCartney

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

APPROVAL OF PROPOSED AGENDA

Action Taken: Motion by Sippert, supported by Derby, to approve the proposed agenda for the May 25, 2021, Clayton Township Planning Commission meeting.

MOTION CARRIED.

APPROVAL OF MINUTES: April 27, 2021

Action Taken: Motion by Derby, supported by Sippert, to approve the minutes as presented for April 27, 2021 Clayton Township Planning Commission meeting.

MOTION CARRIED.

COMMUNICATIONS

NONE.

REPORT OF OFFICERS & COMMITTEES

Mr. Henry, Building Official, reported that several new homes are currently under construction in the Township.

PUBLIC COMMENT:

Jim Powell, stated that his property is adjacent to Swartz Creek Meadows and noted that even at the last meeting, nothing has been said regarding the management of the park and is in full support of what they are trying to do. He stated he is a 35-year resident and feels that this (including an R/V resort as part of Swartz Creek Meadows) would be an asset to the community.

NEW BUSINESS

PUBLIC HEARING ON SWARTZ CREEK MEADOWS, CASE #SCU20-02

6:12 Public Hearing Opened

Lori (4101 S. Sheridan Road via zoom from her home) has concerns and is opposed to Swartz Creek Meadows' proposal. There is currently an R/V parked directly behind her (it was explained to her that this individual is moving into the home directly across from hers and was given permission to park there temporarily). Her concerns regarding mixing residential with campers is that strangers will be coming and going. She pointed out that Holiday Shores though not located in Clayton Township is not a residential mix and is dedicated solely to R/V use.

Jim McGuinnis (owner of SC Meadows via zoom from his home) gave a brief history that when he purchased SC Meadows in 2013 the country was in an economic downturn. He purchased this distressed property with the intention of bringing it back to life for lower income individuals. Chris Gherenger (Mayor (Supervisor) at the time) after a tour of the facility, congratulated him for the improvements he was making.

Since that time, the park currently has 175 spaces occupied (out of the available 594) which is a 70.5% vacancy rate. He has determined that R/Vs would provide another source of income and mobile homes would continue to be a top priority which this additional income would help facilitate. He advised the Planning Commission and residents to look at other States who support sites such as these as pro-growth and a natural partnership. These other states do not have the additional requirements such as providing bathrooms which the Township has requested.

He pointed out the significant investment he has made with respect to new roads and the club house.

Resident Lori commented again that she does not benefit from the club house as she is in a wheelchair and this only seems to be an advantage to Mr. McGuinnis's bottom line and would appreciate the opportunity to talk to him direct. Gordon has stated that he will get with her and facilitate this.

Jane Wracon (12090 Bristol Road) asked why we not just add this as a special use request and change the Ordinance. She was advised that this was not the request made by the petitioner. She also asked if these R/Vs would be using the rear entrance via Bristol Road. She was advised by Gordon that the decision had been made to bring all R/Vs in via the front entrance.

6:27 Public Hearing Closed

Mr. Caruso advised that the current ordinance restricts special use on their current site. He most certainly appreciates that Mr. McGuinnis is bringing it up to where it needs to

be, but he needs to get the zoning changed. Mr. Depottey advised that Metro Planning would not allow it under the current zoning.

Gordon Gross asked what does he need to do to move forward. He was advised that he needs to petition the Township Board to consider including this type of special use in this zoning district.

Again, Mr. McGuinnis stated that he is someone the Township can work with and asked that they look at his California resort near Hot Springs which within three years is now the number one resort in America.

Mr. DePottey responded that we are currently restricted by our zoning ordinance which does not permit this use.

Attorney Tucker stated that of the specific land uses, Manufactured Housing stands alone and an amendment would need to be made to this Zoning Ordinance to include camp ground. This is not a petition issue, it would only have to be a request to the Township Board to allow an amendment to the Manufactured Housing Ordinance.

Mr. McGuinnis again stated that precedents have already been established in other states for co-mingling of Mfg. Housing and R/Vs. It has proven to bring additional revenue into the community.

Mr. Depottey addressed the Board stating they now have the following options with regards to this petition: Approve, Deny, or Deny w/Conditions.

Mr. Sippert stated that he was opposed to mingling R/V resort with residential – this should be put where it is currently zoned for.

Action Taken: Motion made by Caruso, supported by Sippert to deny the application because it does not fit zoning conditions. RESOLUTION NO

MOTION CARRIED.

NEW BUSINESS (cont.)

MEETING DATES- POSSIBLY MOVING TO THE 1st TUESDAY OF EVERY MONTH

Action Taken: Motion made by Derby, supported by Caruso to move Planning Commission Meeting from third to fourth Tuesday of every month at 6 pm, effective immediately (June Meeting). RESOLUTION NO. 21-0525-02

MOTION CARRIED.

OLD BUSINESS

1. DISCUSSION ON NEW MASTER PLAN

Mr. Depottey questioned whether or not we should take a closer look at future land use map or leave it as is. The consensus was that there would be no changes Mr. Milem advised that perhaps we should change the current date of 2009 to 2021 indicating that it has been reviewed even though no changes were being made.

In addition, it was proposed that a better picture of the Town Hall could be provided (perhaps even an aerial shot) as well as the addition staff names need to be added to page 3 of the Master Plan, specifically, Celeste Sywyk – Office Manager, Deputy Clerk, Building Department; Sherry Rudolph – Water/Sewer Department, Secretary; Sheryllynn Russo – Financial Administrator.

Mr. Depottey will get this information to Jacob for inclusion in the Master Plan for the Township's Board review at which time any additional amendments and/or adds can be addressed by the Board. He will also find out who Jacob's replacement will be, since Jacob is being transferred to a new department effective June 1.

2. DISCUSSION ON SOLAR ORDINANCE

Most critical part of future discussions needs to include methods to make property owner's responsible for clean-up and recouping of land use such as a tax connection, increased set-back requirements, wild life pathways, disruption to wild life habitat, etc. This Commission needs to do some research such as contacting other townships and getting examples of their solar ordinances. Additional comments: clean up may cost more than the land is worth. Mr. Henry advised the members to drive by the current solar farm on Linden Road in Mt. Morris for a visual of what these farms could look like in our community. Also Jane Wracon advised that many of these current 20 years contracts can be sublet to a new lessee after 10 years.

Although the Township has declared a 6 month moratorium on solar farms, the Township has received numerous inquiries from Minnesota as well as South Carolina and specifically 130 acres at Carunna and Elms.

The Planning Commission was advised by Mr. Depottey to bring ours as well as any other ordinances members can get copies of to the next meeting for review.

3. CHICKEN-ORDINANCE FOR CLAYTON TOWNSHIP FARMS

Planning Commission members were asked to review the current ordinances 2015-470 and 2014-464 and any other that might be impacted and be prepared to discuss at the June meeting. Specifically, possibly amend 2015-470 to include land size restrictions.

4. ADDITIONAL MEETINGS TO GET CAUGHT UP ON OLD BUSINESS

Decision was made that these would not be required at this time.

ADDITIONAL ITEMS

NONE.

ADDITIONAL COMMENTS

NONE

ADJOURNMENT

Action Taken: Motion by Caruso, supported by Sippert, to adjourn the Planning Commission meeting at 7:35 p.m.

MOTION CARRIED

Respectfully submitted,

Sheryllynn Russo, Stenographer

Kevin DePottey, Chairperson

Rick Caruso, Secretary