

**CHARTER TOWNSHIP OF CLAYTON
PLANNING COMMISSION MEETING MINUTES
November 20, 2018**

ROLL CALL

Members Present: Dennings, DePottey, McCartney, Milem, Spillane

Members Absent: Sippert, Suski

Others Present: Ted Henry, Building and Zoning Administrator; Ken Tucker, Attorney; Deanna Turner, Stenographer

APPROVE PROPOSED AGENDA

Action Taken: Motion by McCartney, supported by Spillane, to approve the proposed agenda of the November 20, 2018 Planning Commission meeting.

MOTION CARRIED.

APPROVAL OF MINUTES – October 16, 2018

Action Taken: Motion by Spillane, supported by McCartney, to approve the minutes of the October 16, 2018 Planning Commission meeting, as submitted.

MOTION CARRIED.

COMMUNICATION

None.

REPORT OF OFFICERS AND COMMITTEE

Mr. Milem said the Planning Commission voted on a moratorium for solar farms for a year. He said the Board of Trustees shorted that moratorium to six months, which expired in October.

A discussion ensued.

PUBLIC COMMENT

None.

OLD BUSINESS/DISCUSSIONS

1. ACCESSORY STRUCTURES, ORDINANCE 152.27

Mr. DePottey reviewed what they changed the prior month.

Mr. Henry said they wanted to possibly change the definition of accessory buildings such as swimming pool pump houses, cabanas, gazebos, etc.

Mr. Milem said if you attached any of the buildings to your house, then you can do it.

Mr. DePottey suggested updating to three accessory buildings on more than two acres. Mr. Henry said he thinks that would solve the problem.

A discussion ensued.

Action Taken: Motion by Spillane, supported by Milem, to recommend to the Board of Trustees the ordinance change to state service structures are not included in the number of allowable accessory buildings but they are included in the total number of square footage of accessory structures for your parcel size, such as: pump houses, wood burner enclosures, wood storage, gazebos, etc. or any other structure as approved by the zoning administrator and to allow three accessory buildings on two acres or more.

ROLL CALL VOTE:

Yeas: Dennings, DePottey, McCartney, Milem, Spillane

Nays: None.

MOTION CARRIED UNANIMOUSLY.

2. HEIGHT, BULK, DENSITY, AREA, AND PLACEMENT, BY ZONING DISTRICT

Mr. DePottey postponed item to January's agenda.

NEW BUSINESS/DISCUSSIONS

3. ONE SOURCE

Mr. Henry distributed a site plan to give a heads up about what will be coming at December's meeting.

A discussion ensued.

ADDITIONAL ITEMS

None.

ADDITIONAL COMMENTS

Mr. Spillane discussed the research he did on temporary building ordinances at local municipalities surrounding Clayton Township.

ADJOURNMENT

Action Taken: Motion by Milem, supported by Spillane, to adjourn the Planning Commission meeting 7:24 p.m.

MOTION CARRIED.

Respectfully submitted,

Deanna Turner, Stenographer

Kevin DePottey, Chairperson

Dennis Milem, Secretary