

**CHARTER TOWNSHIP OF CLAYTON
PLANNING COMMISSION MINUTES
OCTOBER 15, 2019**

ROLL CALL

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

Members Absent: Ed McCartney, Andy Suski

Others Present: Ken Tucker, Attorney; Sheryllynn Russo, Stenographer

APPROVAL OF PROPOSED AGENDA

Action Taken: Motion by Milem, supported by Dennings, to approve the proposed agenda for the October 15, 2019, Clayton Township Planning Commission meeting.

MOTION CARRIED.

APPROVAL OF MINUTES: September 17, 2019

Action Taken: Motion by Sippert, supported by Spillane, to approve the minutes of September 17, 2019 Clayton Township Planning Commission meeting.

MOTION CARRIED.

COMMUNICATIONS

NONE.

REPORT OF OFFICERS AND COMMITTEES:

NONE.

PUBLIC COMMENT:

None.

NEW BUSINESS / DISCUSSIONS

PUBLIC HEARING - ORDINANCE 2019-483, SOLAR ENERGY

Public comment: None.

Board comment: Mr. Milem stated that it was a good document which contained all the additions/revisions/deletions proposed by the Planning Commission.

Action taken: Motion made by Milem, supported by Spillane to move this Ordinance to the Board for review and approval.

MOTION CARRIED.

PUBLIC HEARING - ORDINANCE 2019-484, LAND DIVISION

Public comment: None.

Board comment: It was summarized for those in attendance that this Ordinance is in response to reduce set-back restrictions on land development in accordance with state statutes.

Action taken: Motion made by Sippert, supported by Dennings to move this Ordinance to the Board for review and approval.

MOTION CARRIED.

PUBLIC HEARING – SCU-19-01 SPECIAL USE PERMIT APPLICATION

Public comment: Charles Rodgers answered questions and concerns from the Board relative to use and location of the smoker (outside) listed in the application. Mr. Rodgers explained that this smoker is mounted to a trailer which is anchored to the sidewalk alongside the building. A trailer is utilized in order to make this smoker transportable to special events and fundraisers. They currently have caution signs posted. The unit, as it currently exists has been inspected and passed the Fire Suppression check and approved by the Fire Dept. and carries full liability insurance.

Board comment: Per the attorney, a special permit is required as this does not come under the definition of restaurant – open store front. The Board discussed its concerns and what restrictions they feel should be required.

Action taken: Motion made by Spillane, supported by Milem to approve Special Condition Use Permit application with the following restrictions (1) firebox set a minimum of 15' north of sidewalk – minimum of 20' off building; (2) sit in a gravel (non-combustible) pad; (3) a hanging barrier (chain/signage); (4) trailer utilize current anchor. All of the above contingent on receipt of acceptance of these restrictions in the form of a letter from the Fire Chief and this permit reviewed in one (1) year. Pass on to Board for review and approval.

MOTION CARRIED.

Due to time sensitivity of this Motion, Mr. Milem will try to get this on the Agenda at an upcoming special Board Meeting scheduled for 6:30 on October 22, 2019 and will advise applicant.

PUBLIC HEARING – R19-01 RE-ZONE REQUEST

Public comment: Crystufer Reed advised the Board that the intent is to use the existing pole barn for storage of equipment for his landscaping business. Resident from 2041 S. Sheridan expressed concern over extra traffic and close proximity to homes with small

children. She also was concerned of the need for a fence and ditch. Owner is currently prepping to address drainage issues.

Board comment: It should be noted that has been designated as general commercial pursuant to land use map and this does exist in an established commercial corridor. Mr. Tucker advised the concerned resident that restrictions could not be placed on a re-zoning request as they had been on the special use permit and she was welcome to voice her concerns at the November Board Meeting.

Action taken: Motion made by Milem, support by Sippert to approve pursuant to land use map and send to Board for review and approval at November 14, 2019 Board Meeting.

ADDITIONAL ITEMS

NONE.

ADDITIONAL COMMENTS

NONE.

ADJOURNMENT:

Action Taken: Motion by Dennings, supported by Sippert, to adjourn the Planning Commission meeting at 7:16 p.m.

MOTION CARRIED

Respectfully submitted,

Sheryllynn Russo, Stenographer

Kevin DePottey, Chairperson

Dennis Milem, Secretary