

**CHARTER TOWNSHIP OF CLAYTON
PLANNING COMMISSION MINUTES
September 28, 2021**

ROLL CALL

Members Present: Kevin DePottey, Richard Derby, Ed McCartney, Dwight Dennings, Rick Caruso

Members Absent: Andy Suski, George Sippert

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

APPROVAL OF PROPOSED AGENDA

Action Taken: Motion by Derby, supported by McCartney, to approve the proposed agenda for the September 28, 2021, Clayton Township Planning Commission meeting.

MOTION CARRIED.

APPROVAL OF MINUTES: August 24, 2021

Action Taken: Motion by McCartney, supported by Derby, to approve the minutes as presented for August 24, 2021 Clayton Township Planning Commission meeting.

MOTION CARRIED.

COMMUNICATIONS

NONE.

REPORT OF OFFICERS & COMMITTEES

NONE.

PUBLIC COMMENT:

NONE.

NEW BUSINESS

NONE.

OLD BUSINESS

1. DISCUSSION OF THE SOLAR ORDINANCE

Attorney Tucker reported that he is currently working on the draft and has done extensive research including out-of-state solar ordinances. He asked for some direction from the Commission as to any minimum/maximum requirements. He was advised to use a minimum of 10 acres and a maximum of 40 acres in his draft. He also advised the Commission that their future discussions need to include restrictions relative to set-backs, berms, etc.

The Commission advised him that they want to make sure the decommission is somehow tied to the property owner since prior experience has shown that the solar farm has been placed on leased property and they tend to just walk away when project is no longer productive. Tucker was advised to contact the Township Assessor for information on if this is possible and, if so, how it would need to be worded.

It was discussed if Rowe Engineering should be hired to review the ordinance. The Township Supervisor will need to review the budget if funds are available and if so, send Rowe the draft that is provided to the Township Board for review.

Mr. Dennings asked what the procedure/steps were, he was advised:

1. Planning Commission prepares an ordinance draft which it sends to the Township Board for review and/or any changes.
2. After Board input, Planning Commission schedules a public hearing.
3. Based on input from public, Planning Commission sends to Board for approval/adoption.

Mr. Tucker will bring a "draft" to begin review process to the October PC meeting.

2. CHICKENS – ORDINANCE FOR CLAYTON TOWNSHIP FARMS

Mr. Tucker provided a final draft for review.

Ordinance was reviewed by Planning Commission and no additional changes/additions were made.

Action Taken: Motion by Caruso, supported by Dennings, submit recommended ordinance to the Board for review. Roll call vote.

MOTION CARRIED

ADDITIONAL ITEMS

NONE.

ADJOURNMENT

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

MOTION CARRIED

Respectfully submitted,

Sheryllynn Russo, Stenographer

Kevin DePottey, Chairperson

Rick Caruso, Secretary