

**CHARTER TOWNSHIP OF CLAYTON
PLANNING COMMISSION MINUTES - SPECIAL
JANUARY 11, 2022**

ROLL CALL

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

Members Absent:

Others Present: Ted Henry, Building Official/Zoning Administrator; 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 January 11, 2022, Clayton Township Planning Commission meeting.

MOTION CARRIED.

APPROVAL OF MINUTES: December 14, 2021

Action Taken: Motion by Sippert, supported by McCartney, to approve the minutes as presented for December 14, 2021 Clayton Township Planning Commission meeting.

MOTION CARRIED.

COMMUNICATIONS

All publishing and notifications have been made relative to the Public Hearing on the Chicken Ordinance January 25, 2022 (next scheduled Planning Commission meeting).

Mr. Caruso requested authorization by the commission to send a letter to Pinegate representative Joe Torkelson requesting the items requested at the November 23, 2021 Planning Commission meeting. Specifically: 1. The nearest project where the Planning Commission could see an actual farm that they have built; and 2. The last site decommissioned in Michigan, where it was located and the associated cost.

REPORT OF OFFICERS & COMMITTEES

NONE.

PUBLIC COMMENT:

NONE.

NEW BUSINESS

1. SHERMAN CASE #21-01 SITE PLAN REVIEW

Public Hearing opened at 6:08 p.m.

Marianne Garland 12336 Corunna Road expressed her concern about the ability of old Corunna Road to handle the increase in traffic as well as truck traffic. Old Corunna Road is in bad shape. She was advised that to move entrance to new Corunna Road would require M-Dot involvement and a request of this nature would most likely be rejected, based on prior requests. Mrs. Garland was shown on the site plan where proposed driveway would be.

Mr. Sherman advised that as indicated on the site plan, there would be an office building of approximately 3,000 square feet and an adjoining warehouse of 9,000 square feet.

Areletta Froberg 12322 Corunna Road also had traffic concerns.

Mr. Sherman advised that traffic would only consist of 15 employees and deliveries to the warehouse of heating and cooling equipment. One drive would be used for employees and the far east entrance for deliveries. They have had no traffic issues at their current location.

Public Hearing closed at 6:16 p.m.

Comments and questions to Mr. Sherman from the Planning Commission:

What is the overall size of the project? 5.1 acres.

When would construction begin? As soon as weather permits.

Have considerations been made relative to space for semi trucks to turn around? Yes, turn around space exists on property. And exterior lighting meets all ordinance requirements.

After review of the site plan, it was suggested by the Board that consideration be given to relocation of the driveway. It was agreed upon by Mr. Sherman and that change will be made to the site plan. All other compliance issues will be addressed in the Building Permit.

Action Taken: Motion by Sippert, supported by Derby to approve site plan after including change to driveway and contingent on all governing agencies' approvals. Roll Call vote: 6 Yes / 0 No

MOTION CARRIED.

OLD BUSINESS

1. FOUNDATION MORATORIUM

Action Taken: Motion by DePottey, supported by Derby to submit a request to the Board to extend this moratorium another 6 months. Roll Call vote: 6 Yes / 0 No

MOTION CARRIED.

Mr. Tucker is to provide a draft of the Foundation Resolution at the February Planning Commission Meeting.

ADDITIONAL ITEMS

Mr. Henry has been approached by a new owner requesting a rezone from local commercial to general commercial on a particular parcel. There is currently a residence located close, but it is not part of the parcel requesting the re-zone. If this should be approved, the residence would be located between two general commercial parcels. Mr. Henry is to put together all the details and provide to the Planning Commission for discussion and include this item on the January 25th meeting agenda.

ADJOURNMENT

Action Taken: Motion by McCartney, supported by Dennings, to adjourn the Planning Commission meeting at 6:32 p.m.

MOTION CARRIED

Respectfully submitted,

Sheryllynn Russo, Stenographer

Kevin DePottey, Chairperson

Rick Caruso, Secretary