

CLARK TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
April 11, 2017

Call to Order and Pledge of Allegiance: 7:00 PM

Roll Call: Present – Koster, Patton, Wilcox, Merchberger, Dunn, Kozma, Pieri

Guests – Robbie Simonsen, Jim Struble, Bud Mathews, Paula Myers, Barbara J. Smith, Bob Smith, Scott Myers, Allan Huff, Debbie Huff, Randy Schaedig, Mary Slater, Michelle Sheckler, Andy James, Steve Honnila, Lois Planck, Jacob Stauffer, Amy Polk, Dawn Rigley, Jim Rigley, Diane Patrick, Mike Patrick

Approval of Minutes:

Dunn had a question concerning 20 feet of greenery on Koster's new building. He made the motion to approve the 03-14-17 minutes as written. Pieri supported.

All Ayes. Motion carried.

Case #243: RBA Investments LLC: Requesting Special Land Use Permit for a proposed new construction of a metal panel building 9100 sq. ft. Jake Stauffer talked about his lease of the land to Dollar General and what it would entail. He went over the correspondence in the packet about the construction and the landscaping. They would do whatever landscaping that Clark Township would want and meets the criteria. Dollar General will have a 15 year lease for the land. They will have 8-12 employees and the store manager will maintain the landscaping. After reviewing the case, it was decided that it meets setbacks and height requirements in a commercially zoned area and all necessary permits were obtained. Restrictions were added to this request that there be hooded-down directional lights on the front of the building, spiles at the entrance with nautical rope draped between supporting spiles (Bob Dunn will assist); enhance existing cross-walk with markings and signage, undulating planning area for landscape on C-6 in the site plan; landscape will adhere to the standards of the ordinance, the zoning enforcer will do final landscaping inspections; and developer has agreed to have individual signage on façade of building. The contractor has also agreed to pay for the update of the cross walk at the school and obtain new cross walk signage.

Kozma made the motion to approve the Special Land Use Permit for a new construction of a 9100 sq. ft. Metal Panel Building with reasons stated and noted restrictions. Pieri supported.

Roll call vote: Pieri-Yes; Koster-Yes; Patton-Yes; Dunn-Yes; Merchberger-Yes; Wilcox-Yes;

Kozma-Yes; Ayes: 7. Motion carried

Correspondence: A letter from Mary Slater regarding Case #243 was included with the motion to approve.

Public Comment: Several individuals voiced their concerns about the new Dollar General coming into the area. Safety for people crossing the street from the school, speed limits in that designated area, cross walk and signage visible at the cross walk, traffic in and out of the parking lot and landscaping. Questions were answered to the best of everyone's knowledge.

Approval of the Agenda:

Pieri made the motion to approve the Agenda as written and supported by Kozma. Ayes All. Motion carried.

ZBA: None

Township Board Report: Sarah Patton representing the Township Board.

- There will be a meeting on April 27th at 6:00 PM at the Clark Township Offices to meet with the State Representative from the DNR to discuss cormorant issues in our area.
- The Regatta will be in the Les Cheneaux Islands in August.
- ORV Resolution supported by the Board.
- 30 Mile Road Agreement
- Shaffmaster Sewage Pump – Crane is reviewing and making recommendations.
- Duck Bay Dock will be fixed by the end of May.
- Airport runway is due to be resealed. Township will evaluate it at the end of the summer.

New Business

- Medical Marijuana Facilities – tabled for next meeting due to time.
- Ramp Fees tabled.

Adjournment

Motion by Wilcox. Seconded by Pieri to adjourn. Ayes All. Motion carried.