

CLARK TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
June 13, 2017

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

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

Absent – Merchberger

Guests – Ken Waybrant, Bob Mallory, Gerry VandeVusse, Bob Christians, Brian Kreucher, David B., Jim P.

Approval of Minutes:

Pieri made the motion to approve the 05-09-17 minutes as written. Dunn supported.

All Ayes. Absent: Merchberger. Motion carried.

(Sarah Patton joined the audience)

Case #244: Paul and Julie Smith; Applicant Sarah Patton: Requesting Special Land Use Permit for Group Daycare. After reviewing the case, it was decided that there is adequate parking, permission from property owners, there have been no complaints from neighbors, serves the Community and the PC recognizes this application exceeds the 25% of limited space of the dwelling and daycare. Also, employee numbers exceed the ordinance limit of one with the number of three employees for this SLUP. The following restrictions were also placed on this request: the SLUP ends when Sarah Patton no longer occupies this property.

Dunn made the motion to approve the Special Land Use Permit for a Group Daycare with the following restriction as noted. Keighley supported. Roll Call Vote: Pieri-Yes; Keighley-Yes; Koster-Yes; Patton-Astain; Dunn-Yes; Merchberger-Absent; Wilcox-Yes; Kozma-Yes. Ayes: 6. Nays: 0. Abstain: 1. Absent: Merchberger. Motion carried.

Case #245: Robert Mallory: Requesting a Special Land Use permit to construct a new 30' x 26'6" boathouse atop a floating dock. Reviewing the case, the PC affirmed that the DEQ and Corp. of Engineer permits are in place; no neighbor's objections and it meets all the zoning requirements and setbacks.

Patton made the motion to approve the Special Land Use Permit to construct a new 30' x 26'6" boathouse atop a floating dock. Dunn supported. Roll Call Vote: Pieri-Yes; Keighley-Yes; Koster-Yes; Patton-Yes; Dunn-Yes; Merchberger-Absent; Wilcox-Yes; Kozma-Yes. Ayes: 7. Nays: 0. Abstain: 0. Absent: Merchberger. Motion carried.

Correspondence: None.

Public Comment: Dunn stated the Planning Commission needs to recommend to the Township Board to act on the text amendments. The Township needs to plan a public hearing regarding text amendments for the boat house requirements matrix, long term food vendor/all vendors, short term rentals, short term rentals and shore strip uses. It was also stated that the shore strip map was updated recently and the PC needs new copies.

Approval of the Agenda:

Pieri made the motion to approve the Agenda as written and seconded by Patton. Ayes All. Absent: Merchberger. Motion carried.

ZBA: None

Township Board Report: Sarah Patton representing the Township Board.

- Supervisor Reid will leave his position the second week of August.
- The Township Board is accepting letters from people to take over the position for 15-17 months. Dunn stated it is a good idea to try to choose a person with town supervisor experience.
- The Township is considering adding a township manager position in the future.

Old Business

- The PC had a very lengthy discussion regarding text amendments to the Ordinance to regulate short term rentals. Short term rentals are already in the Ordinance as hotels, motels, bed and breakfast businesses and resorts. These require SLUP so the consensus is the PC will amend the language so the Ordinance will clearly state what is included in short term rentals (new short term rental names are thought of as VRBO or AIRBNB vacation rentals).

Two audience members commented on short term rentals (One opposed and one obtained information).

- Medical Marijuana: An article was read from the MTA (Michigan Township Association) explaining that if a township does nothing, then marijuana facilities will not be allowed. The law was set up this way so if a township would like facilities, the township needs to act on it. ***Tabled this item.***

Adjournment: ***Motion by Pieri. Seconded by Koster to adjourn. Ayes All. Absent: Merchberger. Motion carried.***