

**CLARK TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
December 12, 2017 at 7:00 PM**

**Call to Order & Pledge of Allegiance: 7:00 PM**

**Roll Call: Present – Koster, Dunn, Wilcox, Merchberger, Keighley, Patton, Kozma.  
Absent – Pieri.**

**Others Present:** Mark Clymer, Dave & Jane Dunn, Bob Arthurs, Mike Misko, Mark Snyder, Erich Doerr (St. Ignace News), Ken Waybrant, Jim Smith.

**Approval of Minutes: 11-14-17**

***Motion: Dunn made the motion to approve the minutes of 11-14-17 as presented. Merchberger supported. All Ayes. Motion carried.***

**Case #249: Jim Smith for a Boathouse**

**Koster** explained the details for the case.

**Waybrant** received an email letter from Bill Yocum stating he is not in favor of this boathouse as it blocks his view of the lake.

**Waybrant** stated that this boat shelter meets all requirements, standards, and setbacks. Jim Smith has obtained all necessary permits from the Corp of Engineers and DEQ. He originally requested a shelter that is 2 ft wider than permitted and has already been approved through a hearing of the ZBA for that additional width.

**Kozma** wondered if this is a boathouse or boat shelter.

**Jim Smith** responded that it is an open sided shelter over his docks.

He had originally planned on a pitched roof, but later changed it to a flat membrane roof.

**Dunn** questioned if the roof would be used as a sun deck? Smith answered, "No."

**Koster** stated he visited the property and noticed that this will be similar to the neighbor's dock and both were installed by Flotation.

**Mike Misko** objects to the shelter as it sticks out too far and there are no buildings on the other side of his property.

***Motion: Patton made the motion to approve Case #249 Jim Smith requesting a special land use permit for a boat shelter supported by Keighley for the following reasons:***

- 1. DEQ and Corps of Engineer permits have been obtained***
- 2. Meets Clark Township zoning setbacks***
- 3. Has ZBA 2 ft. variance for width***

***No restrictions were placed on this request.***

***Roll Call: Yes – Keighley, Koster, Patton, Dunn, Merchberger, Wilcox, Kozma. Absent: Pieri.***

***Case #249 – APPROVED.***

**Case #250: Nan M. Richter requesting to build a 44 X 40 boathouse.**

**Koster** explained the details for the case.

There were no questions from the Commissioners

**Motion: Dunn made the motion to approve Case #250 Nan M. Richter requesting a special land use permit to build a boathouse supported by Kozma for the following reasons:**

- 1. Has DEQ and Corps of Engineer permits**
- 2. Meets Township setbacks**
- 3. No neighbor objections**

**No restrictions were placed on this request.**

**Roll Call: Yes – Keighley, Koster, Patton, Dunn, Merchberger, Wilcox, Kozma. Absent: Pieri. Case #250 – APPROVED.**

**Public Comment**

**Dave Dunn** wanted to know how to stop illegal construction projects that are going on without permits.

**Patton** responded that he should call Ken Waybrant.

**Dave** said that he did that and the response he got was that Sherry Burd will catch this with her inspections. His biggest concern is one in progress off of Cedar Rd. that is a building that is going up over the water with a deck and summer kitchen and no permits.

**Keighley** wondered if this would be a DEQ problem.

**Dave** is concerned as the wood is common treated and does not meet DNR, DEQ, or EPA standard.

Discussion followed and he was advised to call and report it and make formal complaints.

**Mark Clymer** offered to follow up on this.

**Additions to the Agenda:**

Wilcox added Election of officers to new business

**Approval of the Agenda**

**Motion: Patton made the motion to approve the Agenda as amended.**

**Merchberger supported. All Ayes. Motion carried.**

**ZBA Report – Leroy Pieri: none**

**Township Board Report – Sarah Patton: none**

**Old Business**

**Koster** stepped down as Chairman. He thanked the Commission for all their support.

**New Business**

**2018 Election of Officers**

***Motion: Koster made the motion to nominate Merchberger as Chairman. Kozma supported.***

***All Ayes. Motion carried.***

***Motion: Koster made the motion to nominate Pieri as Vice-Chair. Dunn supported.***

***All Ayes. Motion carried.***

***Motion: Koster made the motion to nominate Wilcox as Secretary. Patton supported.***

***All Ayes. Motion carried.***

**Adjournment: 8:17 PM**

***Motion: Koster made the motion to adjourn the meeting. Patton supported.***

***All Ayes. Motion carried.***

Next meeting: January 9, 2018