

CLARK TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
August 15, 2017, 7:00 PM

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

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

Others Present: Ken Waybrant, Nina Abnee, Greg McLeod, Doug & Susan Linn, Annabelle Wells, Marcia Sheils, Susan Allen, Martha Tassier, Steve & Gina Wells.

Approval of Minutes: 7-11-17

Motion: Patton made the motion to approve the minutes as presented. Dunn supported. All Ayes. Motion carried.

Correspondence – Letter from Chris Wells regarding Case #248 Sarandipity LLC.

Public Comment

Marcia Sheils – had a question on access and is concerned they will cross her property in reference to Case #247. She is also concerned as well as other neighbors that the property would be a blight issue with heavy equipment being stored in the yard vice the storage area.

Koster – stated that it is not the P.C.'s jurisdiction as to what people do on their property.

Dunn – suggested we make a request to the owner of putting up a screen/fence of trees to hide the potential blight issue.

Kozma – would also like the Client to provide some sort of drawing of what the storage/pole barn would look like when completed.

Koster – stated that in Case #248 a variance was granted in 1972 for storage units. Neighbors have complaints that there is not enough screening around units and also believe that the storage buildings will actually be apartments to be rented out?

Annabelle Wells – has concerns about any variance on commercial land cannot be in a residence area.

Susan Allen – says that some of Yoder's land goes 33 feet on her waterfront property where he built a pool that was also on her property.

Greg McLeod – is representing Mr. Yoder as a contractor not as a legal representative and wishes not to comment.

Martha Tassier – is concerned about noise and traffic on the road by property, also stated there may be some trust issues with Mr. Yoder on what he actually intends to do with the property.

Kozma – stated that due to the fact it is zoned residential they could have living going on there.

Koster – mentioned to everyone to stick to the subject of what Mr. Yoder is requesting not stuff that does not matter in the case, but understands neighbor's concerns.

Patton – questions is this a legit public grievance?

Gina Wells – concerned about how to control what goes in and what goes out of the storage units.

Additions to the Agenda: Update on Linn Boathouse Case #240

Approval of the Agenda

Motion: *Patton made the motion to approve the Agenda as presented. Dunn supported. All Ayes. Motion carried.*

Case #247: Kurtis & Renee Hill – Storage Building

Koster reviewed the application for a special land use permit for a 30' X 60' storage building (1800 square foot) for personal use. A few guests (neighbors) discussed a few concerns. (see public comments)

Motion: *Kozma made the motion to approve the request by reason of:*

- 1. Meets setbacks and zoning requirements for square footage, etc.*
- 2. Room for a primary building.*

Restrictions: *there was one restriction placed on request which was it may only be used for personal use and not commercial.*

Dunn supported.

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

Absent: Pieri and Wilcox. Resolution approved.

Case #240: Douglas & Susan Linn – Boathouse

Koster reviewed the case and stated this was tabled at last meeting due to DEQ discrepancies. Douglas & Susan Linn are requesting a special land use permit for a proposed addition of a new construction for a 20' X 30' boathouse atop existing crib docks.

Motion: *Keighley made the motion to approve the request by reason of:*

- 1. DEQ discrepancies were resolved.*
- 2. Permit matches plan.*
- 3. Boathouse meets setback & height requirements for zoning ordinances.*
- 4. No objections from surrounding neighbors for the construction of boathouse.*

No restrictions were placed on this request.

Supported by Dunn.

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

Absent – Pieri and Wilcox. Resolution Approved.

Meeting resumed after brief recess at 8:08 pm.

Case #248: Sarandipity, LLC – Remodeling of Existing Building

Koster reviewed the case and stated they are requesting a special land use permit for remodeling an existing 78' X 36' building to add second story dormers and convert the ground level into separate storage-for-hire units.

Motion: Dunn made the motion to TABLE this case till next P.C. meeting in September pending opinion/advice from Township Attorney Tom Evashevski. Keighley supported. All Ayes. Motion carried.

ZBA Report: none

Township Board Report

Patton reported on the following:

- VRBO case

Mr. Reid's unfinished projects:

- a. Airport lease runs out next year
- b. Broadband update possible 5 years down the road
- c. Tax assessments for non-profit
- d. Housing authority
- e. Parking enforcement in Hessel and Cedarville
- f. Moving buoys (rules)
- g. Township Manager before next election
- h. New A/C furnace for Community Center (tabled till Sept. meeting)

Also reported "Lakeside" Bob Smith of Watershed was doing treatment in Hessel Bay.

Dunn gave a report on the Cedarville Harbor Project.

Koster discussed concerns on cormorant's effects.

Old Business: none

New Business: none

Adjournment: 10:00 PM

Motion: Keighley made the motion to adjourn the meeting. Merchberger supported. All Ayes. Motion carried.