

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

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

Roll Call: Present – Koster, Wilcox, Kozma, Pieri, Keighley.

Absent – Merchberger, Patton, Dunn.

Guests – Ken Waybrant, Greg McLeod, Tom Evashevski.

Approval of Minutes: 8-15-17

Motion: Keighley made the motion to approve the 8-15-17 minutes as written.

Koster supported. All Ayes. Motion carried.

Case #248: Sarandipity, LLC – this case was tabled August 15th pending advice from Township Attorney.

Waybrant stated that Greg McLeod wishes to table this case due to the fact that Mr. Yoder's representative Jim Murray could not be present, however, he personally felt they should move forward on the case.

Evashevski mentioned that he came in the backdoor on this matter but to grant a special land use permit for commercial storage in a R1 district is not allowed. Boat storage does not fall in this category. Due to the fact that it was "grandfathered" in years ago but now the use is different, it has to go before the ZBA and the Planning Commission has no say in the matter.

Koster stated that storage has been going on there for years but said the problem here is the non-conforming use issue and needs a variance which once again is a ZBA issue.

Evashevski mentioned that this cannot be an expansion.

Koster stated oversized nothing in ordinance that addresses footprints.

Evashevski stated that all ordinances border on uses and structures.

Koster pointed out that non-conforming uses have to be passed on to the ZBA.

Greg McLeod stated that the use for the property has never changed and that it has always been boat storage.

Koster stated that the Planning Commission can make the decision on "storage for hire."

Greg McLeod pointed out that Mr. Yoder bought this with the intention of fixing it up.

Motion: Kozma made the motion to Table Case #248 Sarandipity, LLC until the ZBA reviews the case. Supported by Wilcox. All Ayes. Motion carried.

Public Comment: none

Additions to the Agenda

Koster added ordinance text amendments to Old Business

Approval of the Agenda

***Motion: Kozma made the motion to approve the Agenda as amended.
Pieri supported. All Ayes. Motion carried.***

ZBA Report – Leroy Pieri

Pieri reported that the ZBA approved Case #286 Richter Living Trust for an additional garage. It will be 28' X 40' (1120 square feet), no neighbor objections, and the neighborhood association approved of the project as well. This was the first case they have heard since 12-22-15.

Township Board Report – none

Old Business

Koster will meet with Twp. Supervisor and Clerk concerning the text amendments and the next steps to follow to get this done.

New Business - none

Adjournment: 8:04 PM

***Motion: Pieri made the motion to adjourn the meeting. Kozma supported.
All Ayes. Motion carried.***