

**CLARK TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
February 13, 2018 AT 7:00 PM**

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

Roll Call: Present – Merchberger, Pieri, Koster, Dunn, Wilcox, , Keighley, Patton (by phone), Kozma.

Others Present: Geoffrey Hamilton, Ray Philips, Mary Baker, Shelly Koster, Dave Murray, RaeAnn Speidel

Approval of Minutes: 12-12-2017 and January 9, 2018

Motion: Moved by Dunn, seconded by Kozma to approve minutes as presented.

All Ayes. Motion carried.

Case #251 Hessel Bay Boat Works. *Special Land Use Permit (SLUP) request for construction of an additional new building.* Brad Koster, property owner, recused himself from his Commission seat to discuss the request.

Correspondence with photographs was received from Charles Albright and Lea Brunson, neighbors, regarding 'storm water and sediment runoff that emanates from this site.'

Mr. Waybrant noted the request meets all setbacks and zoning requirements.

Mr. Koster: The building is identical in size and shape to a building already on the site. Main doors will face south and windows will be placed in the north side.

Mr. Merchberger asked Mr. Koster to address concerns of Albright/Brunson letter.

Mr. Koster said that all surface and storm water is from upland properties to the west. They drain onto his property flowing east toward Island View Road where a drainage ditch is located that carries water north to the M-134 drain. A ditch, which flows from west to east along the property line separating the Albright and Lindberg parcels, he said, is filled with trees and weeds which prevents water to drain and subsequently backs up onto adjoining properties. Mr. Koster said he is willing to clean out the ditch and excavate it at his expense if the property owners give him permission to enter their land with his equipment.

Mr. Keighley: What if they refuse?

Mr. Koster: I can't control that. I would need their permission to go onto their land. The water flows over our property not from our property.

Mr. Kozma: I don't know if it is feasible but could you put gutters on your building and then run that water north along your property line to M-134?

Mr. Koster: There would still be surface water runoff. Placing gutters on my building would create other problems and be a mess with snowmelt. I don't want to do that. The simpler solution is to clear out the ditch.

Ms. Patton: Have you notified the Albrights?

Mr. Koster: I called and left a message on their phone. I will call them again about this.

Mr. Dunn: Can you assure the property owners there won't be a bottleneck where the ditch meets the drain on Island View road?

Mr. Koster: Yes. Once the water gets there, the drain on Island View is excellent. This is a pretty simple fix.

Mr. Merchberger: Can you put a ditch down your property line north to M134?

Mr. Koster: The surface water must go east to get to the drain.

Discussion followed whether to include Mr. Koster's offer to clean and excavate the existing ditch as part of the rationale to approve the request. Commission decided not to include that language as it may be misinterpreted as a requirement or a restriction on the request. Commission noted it is an offer on Mr. Koster's part that does not affect whether he can build the building.

Moved by Dunn, seconded by Wilcox to approve the Special Land Use request as presented because it meets Township setbacks and zoning regulations.

**Roll Call vote: Pieri-yes
Keighley-yes
Kozma-yes
Merchberger-yes
Wilcox -yes
Dunn -yes
Patton-yes
Koster-abstain**

Motion passed.

Agenda

Patton moved, Dunn seconded to approve the agenda. All ayes.

ZBA Report

Mr. Pieri said the Zoning Board has not met. No report.

Township Board Report

Ms. Patton presented the Township Board met the same day at 9 am and there were three items to note:

- * The Cedarville Harbor Project is scheduled to go out for bids in March.
- *The Township received two bids for recycling and waste: Waste Management and Smith Sanitation. The Township will make a decision at the February 21 meeting.
- *The Township is reviewing issues surrounding road ends as they affect access to the water. Ordinance language will need to be updated and improved.

Mr. Merchberger recommended a committee of three persons meet to collect and review Township information regarding road ends and bring that information back to the Commission. Ms. Patton, Mr. Dunn and Mr. Koster agreed to be on that committee.

Adjournment: 9: 10 PM

Mr. Koster moved, seconded by Mr. Kozma to adjourn. All ayes.

Next meeting: Tuesday March 13, 2018