

# CLARK TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

May 8, 2018 AT 7:00 PM

**CALL TO ORDER:** Meeting called to order by Mr. Merchberger and **PLEDGE OF ALLEGIANCE** conducted at 7:00 PM

**Roll Call: Members Present** – Merchberger, Pieri (left early), Koster, Dunn, Wilcox, Kozma, Keighley, Patton

**Building Inspector:** Waybrant (abs)

**Absent:** Speidel

**Others Present:** Chris Brumleve, Dave Murray

**APPROVAL OF MINUTES: April 10, 2018**

*Motion: Moved by Pieri, seconded by Kozma to approve minutes as amended.*

*All Ayes. Motion carried.*

**Mr. Pieri requested to give his ZBA report early as he needed to leave.**

Mr. Pieri said the ZBA approved a variance April 11 to Mr. Hakola to construct a storage building on his property, which is zoned R1 but his structure was determined to fit as a legal non-conforming use. The ZBA had guidance from attorney Thomas Evashevski, and there were no objections from neighbors. Mr. Pieri said it was a complicated case and the ZBA determined four findings in their decision.

**HEARING CASE #253 GM Investments**

Mr. Brumleve represented GM Investments. He said the project is a typical boat shelter, two slips, and standard construction. The docks have been approved by the Corps of Engineers and Flotation Docking is manufacturing the floating docks and would be ready in July. No objections were submitted from area neighbors.

*Moved by Patton, supported by Dunn to approve the Special Land Use Permit.*

*Roll call vote:*

*Merchberger yes*

*Koster yes*

*Patton yes*

*Keighley yes*

*Kozma yes*

*Dunn yes*

*Wilcox yes*

*Motion passed.*

**PUBLIC COMMENT: None**

No Public comments.

**ADDITIONS TO AGENDA:** Mr. Kozma requested comment on Dollar General; Mr. Merchberger requested time limit to public comments, and a golf cart ordinance under New Business.

***Moved by Ms. Wilcox, support from Mr. Merchberger to approve additions to the agenda.***

***Vote: all ayes. Motion passed.***

**TOWNSHIP BOARD REPORT--Ms. Patton**

Ms. Patton reported:

- \* about a resident at a recent Township Board meeting in which sheriff deputies were requested to attend the meeting
- \* the Township has settled the Christian's lawsuit case with the Township being reimbursed \$20,000 from the insurance company
- \* two persons expressed interest in airport leasing, and the Board is developing a new lease contract
- \* Mr. Clymer, Township supervisor, attended a Michigan Townships Association meeting and learned more State funding is available to county road commissions and townships for road projects; the townships contribute \$20,000 and will receive \$60,000 in road project funding.
- \* Clark Township was asked to support a resolution to reduce the speed limit on US2 as other townships are concerned the speed limit set by the legislature is too high and potentially more dangerous. The Township chose not to sign on as it has no connection to US2. Ms. Patton said State Senator Wayne Schmidt is waiting for more findings before making a proposal in the legislature.
- \* A port study is coming to review economic and social issues surrounding port communities.
- \* The Township has applied for a \$10,000 grant from the Les Cheneaux Community Foundation to purchase a small parcel of land near the fire hall.
- \* a recycling millage will be on the August ballot
- \* The Board met this day and discussed road ends, and purchasing new aerators for the sewer lagoons.

Ms. Patton deferred to Mr. Dunn to present about the Cedarville Harbor Project.

Mr. Dunn reported project bids will be opened May 17th and an award will be made May 23rd. Mr. Keighley asked if only the lowest bid had to be taken, and Ms. Patton said no. Mr. Dunn said a pre-construction meeting is scheduled for June 8; a new engineer has been placed in charge of the project as there were several problems and shortcomings with the previous engineer in charge. He said the current engineers are addressing shortcomings to the designs and will fix any problems without additional charge to the Township, and owing to grant timelines the project needs to move forward.

**OLD BUSINESS**

Ms. Wilcox presented the revised vendor permit application. Mr. Koster suggested the permits be printed in bright colors for easier identification when they are posted.

***Moved by Mr. Koster, supported by Mr. Keighley to recommend to the Township Board to accept the vendor application as presented.***

**Roll call vote:**

**Merchberger yes**  
**Koster yes**  
**Patton yes**  
**Keighley yes**  
**Kozma yes**  
**Dunn yes**  
**Wilcox yes**  
**Motion passed.**

**Letter to Residents regarding special land use permit hearings**

Mr. Koster said he did not develop a letter, as stated at the April 10 Commission meeting, that would be sent to neighboring residents when they would be notified of a hearing. He said the Commission could not project onto residents what they can speak about at the hearings, that residents have the right to express their opinions and should have the opportunity to be heard. Ms. Wilcox added that residents can express their opinions, but if the applicant meets all the ordinance requirements, their request will be passed. Ms. Patton said residents ought to attend the meetings to see how the process works.

**NEW BUSINESS**

**Dollar General Sign:** Mr. Kozma said the sign Dollar General has posted is the wrong sign, that it was supposed to be in a shadow-box single letter format. He said crab apple trees were also to be planted for landscaping. Ms. Patton said she would contact the deputy clerk to pull out the file and review the conditions of the special land use permit.

Mr. Merchberger asked if there was retention areas for water runoff. Mr. Kozma stated the land slopes toward the salon next to Dollar General.

**Golf Cart Ordinance:** Mr. Merchberger distributed an email exchange between the Township supervisor and a resident requesting action to clarify ordinance language regarding golf carts using roads within the Township.

Mr. Keighley asked why the Planning Commission is reviewing this as it is not a land use issue or zoning issue. Mr. Koster said the Commission can initiate addressing ordinance changes to the Township Board. He said ultimately, according to the Act, the County Commissioners have the final say. Mr. Merchberger requested Commission members review the document for further discussion.

**ADJOURNMENT**

**Moved by Ms. Wilcox, supported by Ms. Patton to adjourn the meeting. All ayes. Motion passed. Meeting adjourned at 8:35 pm.**