

CLARK TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
August 14, 2018 AT 7:00 PM

CALL TO ORDER: Meeting called to order by Mr. Merchberger and
PLEDGE OF ALLEGIANCE conducted at 7:35 PM

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

Others Present: Steve Northuis, Chris Snider, Tammy Cruickshank, Marcie Shiels, Ken Waybrant, *Zoning Administrator*, Dave Murray *Deputy Supervisor*.

APPROVAL OF MINUTES: July 10, 2018

Motion: Moved by Mr. Dunn, seconded by Mr. Koster to approve minutes of July 10, 2018.
All Ayes. Motion carried.

Case #254 Kurtis and Renee Hill requesting a Special Land Use Permit to construct a 12 ft by 60 ft open lean-to for storage attached to an existing storage structure.

Motion: Moved by Mr. Kozma, seconded by Mr. Koster to table this case until the September 11 meeting. All ayes.. Motion passed.

PUBLIC COMMENT: Mr. Steve Northuis; Mr. Chris Snider

Mr. Northuis expressed his frustration with not knowing what is happening regarding a road end at his property at Islington Road next to the Christians property. He questioned what the PC was going to do about that as it involves ownership, a Cloverland easement, his ability to obtain title insurance, his desire to construct an efficiency apartment there, and his hearing of rumors about how the property is possibly going to be used for parking, public access to the beach, or a footpath.

Mr. Merchberger said the situation is being researched as to ownership, boundaries, and platting. Mr. Koster recommended Mr. Northuis have the property surveyed.

Mr. Chris Snider, of Swede Road just east of the quarry, was inquiring as to what to do about a neighbor's use of their property adjacent to his, but the owner using it as an AirB&B, and motorcycle traffic driving across his property. The situation is complicated, he said, by a Cloverland easement, and without the easement the other property owner is landlocked. Commission members recommended Mr. Snider contact an attorney and keep a log of issues that affect his property.

ADDITIONS TO AGENDA: Short term rentals, road ends, and enforcement.

Moved by Ms. Patton,, second by Mr. Keighley to accept the agenda as amended.
Vote: all ayes. Motion passed.

ZBA REPORT: Mr. Pieri

No report.

TOWNSHIP BOARD REPORT--Ms. Patton

Ms. Patton reported: a) the Township is now the Fixed Based Operator (FBO) of the airport; a garage at the site is rented to Donald Moore; he is planning to offer flight training; Chris Mast will manage the fuel; and a survey will be conducted of the site for possible future expansion; b) Jack Ostot has retired from the fire department and the Township is looking for a new liaison; c) the audit

will be conducted soon; d) the airport will be receiving new security equipment with the current equipment at the airport to be installed at the community center; e) the Board requested the PC review and re-discuss the vendor permit to clarify the length of time for permits and responsibility for vendors on the property where operate; and, f) the recycling millage passed.

Mr. Dunn expressed skepticism of the Township wearing too many hats in being the FBO and contractor for the Cedarville Harbor project possibly leaving many loose ends, that the Township's role is governance; however, he expressed gratitude for the Township's work on the Cedarville Harbor project to help manage costs.

OLD BUSINESS

SHORT TERM RENTALS

The Commission had lengthy discussion about short term rentals. Mr. Merchberger said maybe we should have some rules, and Mr. Kozma said if we don't enforce them are we allowing short term rentals?

Mr. Koster said residents will expect the Township to act but he's unsure if the Township the capacity to enforce the ordinance. He added that some places like Mackinac Island refuse to allow short term rentals at all and maybe that's an option for the Township as it would be easier to simply say no.

Mr. Keighley said Mr. Clymer's idea of a permit process to promote safety made sense to him, not so much as a regulation but a self-imposed means of monitoring their rental.

Further discussion on the definition of short-term rental and a long-term rental, whether the current ordinance already covers the situations, defining what is a resort district, and more.

The Commission agreed to have Ms. Patton request from the Township board to ask the Township attorney to meet with the Commission regarding short term rentals.

The Commission tabled the items of road ends and enforcement.

Moved by Mr. Kozma, seconded by Mr. Koster to table the discussion on road ends and enforcement. All ayes. Motion passed.

NEW BUSINESS

No new business.

ADDITIONAL PUBLIC COMMENTS

None.

ADJOURNMENT

Moved by Mr. Kozma, seconded by Mr. Pieri to adjourn the meeting. All ayes. Motion passed. Meeting adjourned at 9:25 pm.