

CLARK TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
September 11, 2018 AT 7:00 PM

CALL TO ORDER: Meeting called to order by Mr. Pieri (acting chair) and
PLEDGE OF ALLEGIANCE conducted at 7:03 PM

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

Others Present: Kurt Hill, Gerald Hill, Marcie Shiels, Ken Waybrant, *Zoning Administrator*, Dave Murray
Deputy Supervisor.

APPROVAL OF MINUTES: August 14, 2018

***Motion: Moved by Mr. Koster, seconded by Mr. Keighley to approve minutes of
August 14, 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. (Tabled item from August 14, 2018)

Mr. Kurt Hill described the purpose for the lean-to was to keep water away from the building and to improve the appearance of the property.

Mr. Keighley stated three concerns:

1. The size was bigger than the square footage allowed (ZBA approved a size variance earlier)
2. Correspondence cited two different sketches of location; Mr. Hill said the lean-to will be 13 feet away from the property line
3. Photographs show an oil tank and construction equipment; Mr. Hill said they are from Davis Construction, which is working on the current Hill Island bridge project, and the items are not located on Mr. Hill's property but an adjoining property.

Mr. Koster stated the lean-to was mistakenly not in the original approved Special Land Use Permit (SLUP) request a year ago; he listened to the concerns regarding drainage; applicant's reasons are worthy; he agrees with Mr. Pieri's concerns how granting a variance changes the ordinance; that the whole structure when completed will have a positive effect on the area; and with the ZBA's standards met and approved he has no objection to granting the SLUP.

Mr. Waybrant said the original SPLU request did not show the lean-to, and when the construction plan was presented showing the lean-to, he could not approve it.

Ms. Shiels said the Commission can control how the structure looks. Mr. Pieri agreed that the Commission could add restrictions but it doesn't want to micromanage how people care for their property. Mr. Hill said he has plans for landscaping, a garden, specific trees all to improve the appearance of the site.

Motion: Moved by Mr. Koster, seconded by Mr. Keighley, to approve the amended Special Land Use Permit based upon the ZBA's approval of the dimensional variance of the additional square footage to the building, and with the original restrictions still applying for personal and non-commercial use.

Roll Call: Keighley, yes
Koster, yes
Pieri, yes
Speidel, yes
Wilcox, yes
All ayes. Motion passed.

PUBLIC COMMENT: none

ADDITIONS TO AGENDA: Under Old Business, closure of a tabled item from a previous meeting
Moved by Mr. Koster, seconded by Ms. Wilcox to accept the agenda as amended.
Vote: all ayes. Motion passed.

ZBA REPORT: Mr. Pieri

ZBA met at 6 p.m. and approved the dimensional variance request of Mr. Kurt Hill

TOWNSHIP BOARD REPORT--Ms. Patton

No report as Ms. Patton was absent.

OLD BUSINESS

Closure of a tabled item.

The Township deputy clerk requested the Commission to give closure to a tabled item from the September 12, 2017 meeting.

Motion: Mr. Koster moved, seconded by Mr. Keighley, to approve closing Case 248 of September 12, 2017 which was tabled. No Special Land Use was required because the ZBA determined it was a pre-existing non-conforming use.

Roll call: Mr. Pieri, yes

Mr. Keighley, yes

Mr. Koster, yes

Ms. Speidel, yes

Ms. Wilcox, yes.

All ayes. Motion passed

Mr. Koster suggested the item of Road Ends be postponed as three members of that committee were absent, and postpone the item on Enforcement as well. Mr. Koster added he a good conversation with Township Supervisor Mark Clymer regarding short term rentals and would bring it to the next meeting.

Mr. Pieri stated a concern about using resort zoned property for a staging area for commercial activity, specifically as being done with construction equipment for the Hill Island Bridge project. He asked if a special use process ought to be considered. Mr. Koster said neighbors should be told of what is happening. No action taken.

NEW BUSINESS: No new business.

ADDITIONAL PUBLIC COMMENTS: None.

ADJOURNMENT: Moved by Mr. Koster, seconded by Ms. Wilcox to adjourn the meeting. All ayes. Motion passed. Meeting adjourned at 8:28 pm.