

CLARK TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Tuesday, May 11, 2021 at 7:00 PM

CALL TO ORDER: Meeting called to order by **Mr. Pieri**.

PLEDGE OF ALLEGIANCE conducted at 7:00 PM

ROLL CALL: Members Present – Pieri, Kozma, Patton, Speidel, Koster, Keighley, Buckalew, Bryner.

Members absent.

Others Present: Dave Murray *Deputy Supervisor*, Dick Nye, Peter Postula.

APPROVAL OF MINUTES: April 13, 2021

Motion: *Moved by Mr. Kozma to approve minutes of April 13, 2021, seconded by Mr. Koster.*

Vote: *All aye. Motion carried.*

CASE # 268: Richard Nye requests a special land use permit to construct a 48-foot by 39-foot, two story six-unit apartment duplex on his existing apartment complex site.

Mr. Nye said the complex would have single bedrooms in each apartment, and that he received inquiries almost daily for apartment availability. Parking is limited to one vehicle per apartment with each apartment having one parking spot assigned, the building meets the 10-foot setbacks required, a new well was dug, the building is attached to the gravity fed sewer system, and all power utilities are adequate for the need.

Mr. Koster said there is much need in the area for housing and that his location is a good site for it.

Mr. Postula, who has lived near the property for seven years, said he was interested if the electricity was appropriate, that other apartment users at the site sometimes have been noisy but nothing terrible, and concerned if a 'bunch of riff-raff' used the apartments it would be an issue.

One correspondence was received from Mr. Tod Krino with some questions about need for an apartment building and whether Township services could handle the additional number of people using the facility.

Motion: **Mr. Koster moved to approve the request for a Special Land Use Permit because it meets the setback requirements, it's an appropriate use of the property, property already used for rentals, parking is available for six units, won't overburden the current utilities, and there is high demand need for housing in the community. Mr. Bryner seconded.**

Roll Call Vote: Pieri, Kozma, Koster, Keighley, Bryner, Buckalew, Speidel, Patton, YES. Opposed, None. Motion passed.

APPROVAL OF AGENDA:

Motion: *Moved by Mr. Kozma to approve the agenda, seconded by Mr. Buckalew.*

Vote: *All aye. Motion carried.*

ZBA REPORT: Mr. Pieri said a dimensional variance for a property in Woodland Park was approved for an extension to be built up to the property line. That line, however, abutted a property that is unsuitable for building and the Woodland Park Association approved the extension, where the properties are located.

TOWNSHIP BOARD REPORT—Ms. Patton

Ms. Patton reported:

- * Board approved the Disturbing the Peace Ordinance
- * Will apply for a grant to recycle electronic equipment.
- * A millage request for a new ambulance will be in August

OLD BUSINESS:

MASTER PLAN UPDATE

Mr. Keighley described his work on updating data and narrative for the master Plan review. One data note of interest, while the median age of the Township continues to increase, the 20 to 34 age group broke a 20-year decline and showed an increase. He listed the goals and objectives in a priority manner to align with the vision statement and was able to reduce the goal statements to five. Everything ought to tie to the vision statement. Once he completes the editing, he will bring it back to the Commission for review.

NEW BUSINESS: Mr. Pieri asked the members to provide three areas of improvement for the Commission. Ideas offered:

- * shorter meetings
- * improve communications with the Township Board.
- * “stay in the lane,” meaning to focus on the role and purview of the Commission.

ADDITIONAL PUBLIC COMMENTS: NONE

ADJOURNMENT: *Moved by Mr. Koster to adjourn, seconded by Mr. Kozma. Vote: All YES. Meeting adjourned at 8:45 pm.*