

Clyde Township Planning Commission

Regular Meeting

DATE: May 10, 2022

CALL TO ORDER: 7:00 PM

PLEDGE OF ALLIGIANCE: Led my Mike McGriff

ROLL CALL: Present-Mike McGriff, Chairperson; John Dennis, Vice Chair; Colleen Skrypukun, Secretary; Maurie Beauvais, ZBA Rep; Rod Cowan, Building Inspector; Doug Voight, Board Rep

Absent-Leigh Grimes, excused due to family emergency; Jeff Kern-Jeff has resigned his position on the Planning Commission as he is unable to serve at this time

APPROVAL OF AGENDA: Agenda for tonight's meeting is approved.

ADDITIONS TO AGENDA: None

APPROVAL OF MINUTES for April 5th, 2022 Special Meeting: Printed copy of Minutes will be available at June 14th Regular Planning Commission Meeting for Approval.

APPROVAL OF MINUTES for April 12th, 2022: Printed copy of Minutes will be available at June 14th Regular Planning Commission Meeting for Approval.

PUBLIC COMMENT: None

BUILDING INSPECTOR COMMENTS/REPORTS: Rod C. reports there are 8-10 new houses going up in the Township despite the cost of building materials. The Planning Commission may need to re-visit Ordinances related to housing as Barndominiums become more popular.

Maurie B. noted there are also some parcels of vacant land for sale as well.

AD HOC COMMITTEES REPORT: No Ad Hoc Committees are meeting at this time.

OLD BUSINESS: A.) ITEMS WAITING FOR PUBLIC HEARING-Planning Commission Members reviewed Article 10 C-1 and Article 11 C-2 as some PC Members were not on the Commission when the original draft was completed to incorporate parts of Article 11 C-2 into Article 10 C-1 and to eliminate the remainder of Article 11 as there is no C-2 General Commercial District on the Township map.

Motion to move 11.01, #1 to Article 10.02 was made by Colleen S., supported by John D. Motion passed

Motion to move 11.01, #2 to Article 10.02 was made by Maurie B., supported by John D. Motion passed

Discussion to leave 11.01, #3 in Article 10.02 as it is already included in C1.

Motion to remove the word "NOT" from #4 in 10.02 was made by John D., supported by Maurie B. Motion passed.

Discussion to not move 11.01, #5 motels/hotels to C-1 which will result in elimination with Article 11.

Motion to move 11.01 #6, self-storage facilities, to C-1 under Principal Uses Permitted was made by Maurie B., supported by John D. Motion passed.

Motion to move 11.01, #7, Nursery or Greenhouse to C-1 under Principal Uses was made by Maurie B., supported by John D. Motion passed.

Section 11.02 Uses Permitted Subject to Special Conditions. This entire section will be removed when Article 11 is eliminated as there is no C-2 General Commercial District designated on the Township map.

Prior Planning Commission had drafted a recommendation to the Board. Current Planning Commission is reviewing to determine uses that should be transferred to C-1.

Motion made to remove 11.02, #2 was made by Maurie B., supported by Doug V. Motion passed.

Motion was made to move 11/02, #3 Welding Shop to 10.02 Special Condition Uses was made by Maurie B., supported by John D. Motion passed.

Discussion to leave 11.02, #4 Express Office and Motor Freight Terminal under Limited Manufacturing Only.

Motion was made to include 11.02, #5 Automobile Service Station under 10.02 Special Condition Use was made by Maurie B., supported by Colleen S. Motion Passed.

Motion was made to move 11.02, #6 New/Used Car, trailer, recreational vehicle sales, space, showrooms to 10.01 Principal Uses Permitted.

The Language of Sections 11.03, 11.04 and 11.05 are already included in Article 10.

John D. made a Motion was made to eliminate Article 11 General Commercial District (C-2), supported by Maurie B. Motion passed.

A Public Hearing will be scheduled on this matter for June 14th at 6:30 pm at the Clyde Township Offices.

B.) ORDINANCE REVIEW: PC continues to review Clyde Twp. Ordinances to ensure a User Friendly experience. Specifically, in what Zoning Districts are site developments allowed under Article 16.

By way of Definition, the following sentence will be added to Section 16.01 Agricultural Labor Camps: Agricultural Labor Camps are allowed in Zoning District RA Special Condition Use Only.

By way of Definition, the following sentence will be added to Section 16.02 Amusement Enterprises including Amusement Parks, Miniature Golf, Circuses and similar Facilities, but excluding Race Tracks: Amusement Enterprises including Amusement Parks, Miniature Golf, Circuses, and Similar Facilities are allowed in Zoning District C-1 and Zoning District LM.

By way of Definition, the following sentence will be added to Section 16.03 Animal Hospital (Veterinary Clinic): Animal Hospitals (Veterinary Clinic) are allowed in Zoning District C-1 Principle Uses Permitted.

By way of Definition, the following sentence will be added to Section 16.04 Auction Sales Establishments: Auction Sales Establishments are allowed in Zoning District C-1 under Special Condition Use.

The Planning Commission Members will continue working on Ordinance Review at the June 14th Regular Meeting.

NEW BUSINESS: None

ANNOUNCEMENTS & CORRESPONDENCE: None

SECOND PUBLIC COMMENT: None

NEWS & VIEWS: *A new, two story "Container House" is being erected on Krafft Rd., just west of Northern High School. It is an impressive structure and PC Members are encouraged to check it out.

**The Round-about at Abbotsford Rd. is scheduled to start soon. It is unclear if the Residents most impacted by the project will receive any compensation from the County should the value of their properties be negatively effected.

***The State has staff willing to present information to Planning Commissions and/or Township Boards regarding the "Right to Farm" Act emphasizing the importance of being a good neighbor by utilizing standard agricultural practices. Recently a Township Resident filed a complaint with the State regarding the stockpiling of manure which was causing an ongoing Odor nuisance. As a result of the complaint, the State investigated using Google Earth and a drone. It was discovered that the manure was being stockpiled near a waterway which is not allowed under the Clean Water Act and for a greater time period than 24 hrs. without being covered, a Standard Agricultural Practice. A letter was sent to the property owner requesting a written plan of correction be submitted within 30 days as manure may not be stockpiled for more than 24 hrs. if it is to be used to improve soil for gardening and must be covered in some manner to eliminate/reduce odor if being stored for a longer period of time. The property owner has begun complying with standard agricultural practices as outlined by the State. The Township Resident was informed that if at some point the issue were to end up in court, the State could not defend the property owner under the Right to Farm Act if the property owner is not in compliance with Standard Agricultural Practices.

MOTION TO ADJOURN: was made by John D., supported by Doug V. and meeting was adjourned at 8:43 pm.

Respectfully Submitted,

Colleen Skrypkun, Secretary

Clyde Township Planning Commission

May 11, 2022