

MEETING MINUTES

CLYDE TOWNSHIP PLANNING COMMISSION

Meeting Date: 8/9/2022

Call to Order: 7:02 pm

Pledge of Allegiance: Led by Mike McGriff

Roll Call: Leigh Grimes texted Mike M. and Colleen S. that she would not be able to attend tonight's meeting. Bonnie DeShon, Ordinance Enforcement Officer, requested to be added to the Attendance Roll as she will be joining Planning Commission meetings on a more regular basis. All other PC Members are present, please see Attendance Form.

Additions to Agenda: 1.) Questions from Local Business Owner re: Building Expansion and 2.) Review Ordinance regarding Burning and Burn Permit

Approval of Agenda: Motion to accept Agenda for 8/9/22 with above additions is made by John D, seconded by Maurie B., Agenda approved.

Approval of Minutes for July 12, 2022 Regular Meeting: Motion made by Maurie B. to accept with discussed corrections, specifically the typo on page 1 under Pledge of Allegiance: Led **by** (not my) Mike McGriff and clarification under News and Views: instead of sewer, the sentence should read **John D. noted that work has started on the storm drain at Timberline.** Motion to accept Minutes of 7/12/22 seconded by John D. Minutes approved with noted corrections.

Public Comment: Mr. Wayne Wolfe, Owner of a Business at 6326 Lapeer Rd., presented questions to the Planning Commission regarding the possibility of expanding an existing building and adding 2 more buildings to the property which is zoned Limited Manufacturing (LM). Currently the property is used to manufacture machines that "make the widgets" and also has a building that is used as "mini-storage" which is primarily used by families that frequent Fort Trodd Camp Ground. The mini-storage business had been operating on the property prior to Mr. Wolfe acquiring it so that this use was "grand-fathered in". Mr. Wolfe is seeking information regarding the feasibility of

- 1.) Expanding the north wall of an existing building which houses equipment to build machines that make the widgets;
- 2.) Add a pole barn to the property for storage of items related to the manufacturing which occurs on the property;
- 3.) Add a building to be utilized as mini-storage.

PC Members directed Mr. Wolfe to the guidelines laid out in Articles 12 and 18 as expanding the Mini-storage business may be problematic as the property is Zoned LM and mini-storage is not listed as a typical use. However the property has been "mixed use" for some time. It was also explained that he would be required to have a "to scale drawing" which includes set-backs, location of proposed buildings, parking, etc. Mr. Wolfe indicated he would likely retain an Engineer for this purpose.

Zoning Administrator Report: Rod C. reports he was able to observe the beginning stages of installation of a solar panel project. He noted that the foundation is a 6ft. by 6 ft. concrete slab with 18 inches of rebar anchoring it into the ground. There is a second solar panel project that was on a roof top but the homeowner experienced problems over the winter so that they are working with an attorney and the company to move the unit from the roof to the ground. Rod will likely need the final version of the Solar Panel Ordinance so he can better assist Residents that have questions/concerns.

Reports from Ad Hoc Committees: No active committees at this time.

OLD BUSINESS:

Status of Solar Ordinance: A draft of the Solar Ordinance was sent to the Township Board some months ago. It is believed the Board voted to approve it. Bonnie D. and Mike M. will check on status and inclusion in the book and online as it will likely be needed for reference as more solar projects are undertaken in the Township.

Ordinance Review: Tabled for Sept. Meeting

Ordinance Enforcement: Last month, OEO Bonnie D. had requested the Planning Commission review the current fines and consider an increase as there remains isolated cases where property owners do not respond to calls, letters or initial fines. Discussion centered around gaining compliance as well as enforceability of Ordinances and fines.

Colleen S. made a Motion To Recommend to the Township Board an increase in the amount of fines for ordinance violations to: 1st Offense \$500.00; 2nd Offense \$1500.00; 3rd Offense \$2500.00. Maurie B. seconded. MOTION PASSED

OEO Update: Recently there has been an increase in complaints regarding chickens which are free-ranging causing damage to neighboring properties. OEO reports most Residents responded to calls or letters. Frequently Residents who were contacted were not familiar with the ordinance related to livestock. There was discussion regarding the need to update the existing ordinance regarding chickens as there seems to be an increase in chicken ownership. It was noted that many cities and towns allow for chickens while restricting ownership of roosters and perhaps it is the free-ranging which is most problematic for neighbors. Further research is needed. This concern will be re-visited next month.

There has also been an increase in complaints about signs, often political in nature, that contain offensive language being posted in yards near roadways. One Resident responded to call/letter but another has not. Discussion regarding protection of political speech and appropriate community discourse occurred. There is no specific ordinance that addresses this issue. OEO may wish to consult with Township Attorney regarding this concern.

C2-Elimination of language regarding C2 Zoning is being reviewed by the Township Board.

NEW BUSINESS: Burn Permit. It has been brought to the attention of the Planning Commission that the language in the Burning Permit issued by the Township is not consistent with the Ordinance 65 regarding burning that was updated in 2011. It was noted that Ordinance 65 still contains language from an old ordinance which the 2011 Planning Commission and Township Board voted to eliminate. Specifically Section 1.03 Authorization, Number 1. Should read: **A burning permit allows the Open and Outdoor burning of logs, brush, stumps, leaves, grass clippings and other vegetative matter for up to four consecutive days.**—This will make the language in Ordinance 65 and the Burning Permit consistent.

Also in Section 1.05 Burning Permits, #3 should be completely eliminated: ~~After the annual burning permit is obtained, the individual shall notify the Township via telephone to request additional burning dates.~~

The Planning Commission will review Ordinance 65 and the Burning Permit in their entirety at Sept.'s meeting to ensure it is accurate and consistent with prior update.

Announcements & Correspondence:

Public Comment: None

News & Views: The Planning Commission is down by one member yet. There is notice on the Township Website for applicants to the Rec. Dept. Committee but none for the Planning Commission. Usually positions are advertised in the Township's Quarterly Newsletter and on the sign in front of the building.

Lapeer Road, between Wadhams Rd. and Taylor Rd., has been closed to through traffic, initially it was closed in both directions. Today it is open in the westbound direction. It appears repairs are being made to Lapeer Rd. in preparation for the Roundabout at Abbotsford.

The Township has contracted with a new Engineering Group, Spicer.

ADJOURMENT: Meeting adjourned at 8:38 pm

Respectfully submitted,

Colleen Skrypukun