

**CHARTER TOWNSHIP OF CLAYTON
PLANNING COMMISSION MINUTES
JANUARY 23, 2024**

ROLL CALL

Members Present: Kevin DePottey, Rick Caruso, Richard Derby, Jon Mieczkowski, George Sippert, Kathleen Norris, Corey Potter

Others Present: Ted Henry/Building Official, Zoning Administrator
Ken Tucker/Township Attorney

APPROVAL OF PROPOSED AGENDA

Action Taken: Motion by Potter, supported by Derby, to approve the proposed agenda for the January 23, 2024, Clayton Township Planning Commission meeting.

MOTION CARRIED.

APPROVAL OF MINUTES: DECEMBER 19, 2023

ACTION TAKEN: Motion by Derby, supported by Potter to approve minutes of December 19, 2023.

MOTION CARRIED.

COMMUNICATION:

Update on Lansing Education Class which several personnel attended from the Township on January 23, 2024

REPORT OF OFFICERS AND ZONING ADMINISTRATOR:

Working on two items for February meeting:
I-69 & M13 27 acres plus or minus and 8062 Corunna Road

PUBLIC COMMENT:

No Comment

NEW BUSINESS

Public Hearing starts at 6:05 p.m. for Site Plan Review for CASE #SITE PLAN REVIEW 23-01 for Walid Hayek/M21 Storage LLC #'s 1, 2, 3, 5 and 6

PUBLIC COMMENT:

One resident spoke who was Mr. Jeremy Flowers from 2021 S. Sheridan Road. Mr. Flowers asked, "has anything changed from previous site plan?" The Z.A. answered by giving Mr. Flowers a set of the new plans to review. Mr. Flowers accepted the plans. After some time, Mr. Flowers responded that he has no issues with the site plan.

Public Hearing was closed at 6:19 p.m.

COMMISSIONER COMMENTS FROM BOARD MEMBERS ON CASE #SITE PLAN REVIEW 23-01:

Corey Potter mentioned self-dimming lights would work better along the South lot line next to Mr. Flowers property.

Discussions on fencing, signage, existing Township Ordinance, U-Haul trucks, construction schedule.

Discussions ended.

Action Taken: Motion by Potter, supported by Mieczkowki to approve the M21 storage site plan with these said conditions:

1. 8 ft vinyl fencing along South property line... 6 ft coated and colored chain link fencing around balance of perimeter of operational site. (note color of chain link fence to be approved by Building Official Ted Henry)
2. Self-dimming lights along the South property line per lighting plan
3. All signage must be permitted and installed on buildings
4. Existing ordinance will be followed on storage units
5. No more than 4 U-Haul trucks, 26 ft or less on site at any given time
6. No outside storage or businesses operating within the complex

Roll Call Vote: 7 Yes/0 No. RESOLUTION NO. 24-0123-01

The next item of Election of Officers nominations opened for both offices one at a time:

The votes called for: Chairman – Kevin DePottey, Vice Chair – Richard Derby and Secretary – Rick Caruso

Action Taken: Motion by Sippert, supported by Derby to approve the appointments of Kevin DePottey to the position of Chairperson, Richard Derby to the position of Vice Chairperson and Rick Caruso to the position of Secretary for a term of 1-year effective January 1, 2024. Roll Call Vote: 7 Yes/0 No. RESOLUTION NO. 24-0123-02

OLD BUSINESS

The next item of Alternate Energy item was postponed.

The next item of Land Division Ordinance was discussed for some time with a decision to bring it back next month after Attorney Tucker, Z.A. Henry and Chair Kevin DePottey meet to go over the ordinance.

The next item – to change next meeting date to 2/19/24 @ 6:00 p.m.

FUTURE ITEMS

ADDITIONAL COMMENTS FROM BOARD MEMBERS

PUBLIC COMMENT

No Comment

ADJOURNMENT

Action Taken: Motion by Potter, supported by Norris, to adjourn the Planning Commission meeting at 7:21 p.m.

Kevin DePottey, Chairperson

Rick Caruso, Secretary