

CLAYTON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING AGENDA
APRIL 23, 2024, 6:00 P.M.
CLAYTON TOWNSHIP HALL

Kevin DePottay
Corey Potter
Rick Caruso
Kathleen Norris

Jon Mieczkowski
George Sippert
Richard Derby

TED HENRY, ZONING ADMINISTRATOR, #810-691-5258

ROLLCALL

APPROVE PROPOSED AGENDA

APPROVAL OF MINUTES: MARCH 26, 2024 Pgs. 2-4

COMMUNICATION:

REPORT OF OFFICERS AND ZONING ADMINISTRATOR:

PUBLIC COMMENT:

NEW BUSINESS / DISCUSSIONS

OLD BUSINESS / DISCUSSIONS

- 1. FOLLOW UP ON ALTERNATE ENERGY**
- 2. REVIEW OF LAND DIVISION ORDINANCE AND ALL OF CHAPTER 151 Pgs. 5-7**

ADDITIONAL ITEMS

FUTURE ITEMS

ADDITIONAL COMMENTS

ADJOURNMENT

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**CHARTER TOWNSHIP OF CLAYTON
PLANNING COMMISSION MINUTES
MARCH 26, 2024**

Chairman Kevin DePottey opened the meeting at 6:00 p.m.

ROLL CALL

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

Members Absent: None

Others Present:

Ken Tucker/Township Attorney

APPROVAL OF PROPOSED AGENDA

Action Taken: Motion by Mieczkowski, supported by Potter, to approve the proposed agenda for the March 26, 2024, Clayton Township Planning Commission meeting.

MOTION CARRIED.

APPROVAL OF MINUTES: FEBRUARY 19, 2024

ACTION TAKEN: Motion by Derby, supported by Potter to approve minutes of February 19, 2024.

MOTION CARRIED.

COMMUNICATION:

None

REPORT OF OFFICERS AND ZONING ADMINISTRATOR:

PUBLIC COMMENT:

None

NEW BUSINESS

Attorney Jack Beltzer, representing Woodside Builders, got up and stated his case

Mr. DePottey opened the Public Hearing @ approximately 6:05 p.m. for CASE #SCU24-01 for Woodside Builders, parcel #04-14-400-030

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PUBLIC COMMENT:

Neighbor to the East of J & K Canvas spoke in regards to their fence and easement, said there is no public easement

Chairman DePottey read a written communication from neighbor Patrick Bucher, 8088 Corunna Road requesting denial of the approval

The Public Hearing closed at 6:17 p.m.

COMMISSIONER COMMENTS FROM BOARD MEMBERS ON CASE #SCU24-01:

None

Action Taken: Motion by Norris, supported by Derby to recommend the Township Board to deny Special Conditional Use Permit #SCU24-01. Roll Call Vote: 6 Yes/1 No (Sippert).

OLD BUSINESS

Alternate energy still on hold – waiting on the State.
Waiting on Ted to get back to discuss the Land Division Ordinance.

FUTURE ITEMS

ADDITIONAL COMMENTS FROM BOARD MEMBERS

PUBLIC COMMENT

No Comment

ADJOURNMENT

Action Taken: Motion by DePottey, supported by Caruso, to adjourn the Planning Commission meeting at 6:27 p.m.

Kevin DePottey, Chairperson

Rick Caruso, Secretary

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CHARTER TOWNSHIP OF CLAYTON

2011 South Morrish Road • Swartz Creek, Michigan 48473
Ph. (810) 635-4433 • Fax (810) 635-4526 • claytontownship.org

Tom Spillane - Supervisor
Dennis Millem - Clerk
Rick Caruso - Treasurer



Greg Childers - Trustee
Brad Anthony - Trustee
Tamara Kapraun - Trustee
Shelley Thompson - Trustee

CHARTER TOWNSHIP OF CLAYTON NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Clayton Charter Township Planning Commission will hold a public hearing on the request for permitted use with special conditions allowing 8062 Corunna Road, Flint, MI 48532 to have motor repair/heavy truck repair;
ZONING IS LC (LOCAL COMMERCIAL)

MEETING DATE: MARCH 26, 2024 at 6:00 PM

LOCATION: 2011 S. MORRISH RD., SWARTZ CREEK, MI 48473

PROPERTY LOCATION: 8062 CORUNNA RD

LEGAL DESCRIPTION: 04-14-400-030

OWNER: KENNETH CARPENTER

PETITIONER: WOODSIDE BUILDER/KHALID NEMER

RECEIVED
MAR 25 2024
BY TDM

The Planning Commission invites your comments and questions. Written comments may addressed to Clayton Township Planning Commission Chairman, 2011 S. Morrish Rd, Swartz Creek, MI 48473.

Ted Henry

Clayton Township Zoning Administrator, CASE #SCU24-01

I think we have enough commercial in this area. And once it's commercial anything can move in so I vote "No" on this. I think it will hurt the value of our homes

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*Patricia Bucher
8088 Corunna Rd*

We, Zoning Administrator Ted Henry and Assessor Heather MacDermaid, request the Clayton Township Planning Commission to make a recommendation to the Clayton Township Board regarding the allowance of easements to new parcels created during the process of land divisions or lot line adjustments. We need clarification as to whether parcels require the minimum frontage as actual road frontage or if the frontage requirement can be met based on the front width of a parcel that is accessed by an easement. Also, clarification as to whether it makes a difference if the easement is part of the new back parcel (creating a flag lot) or is merely an easement over another parcel.

CHAPTER 151: LAND DIVISION

Section

General Provisions

151.001	Short title
151.002	Purposes
151.003	Legal basis
151.004	Scope of regulations and vested rights
151.005	Administration
151.006	Schedule of fees; adopted
151.007	Interpretation
151.008	Rules of construction
151.009	Definitions

Subdivision Procedure

151.020	General provisions
151.021	Pre-preliminary investigation
151.022	Required plat information
151.023	Optional pre-application contact and sketch plan
151.024	Tentative preliminary plat (mandatory)
151.025	Preliminary plat final approval (mandatory)
151.026	Construction of improvements
151.027	Final plat
151.028	Extension of review deadlines
151.029	Coordination of rezoning with subdivision approval

Design Standards; Compliance Standards

151.040	General provisions
151.041	Streets
151.042	Blocks
151.043	Lots
151.044	Sidewalks, pedestrian through-block connectors and bikepaths
151.045	Landscaping
151.046	Utilities
151.047	Easements
151.048	Natural features

Charter Township of Clayton - Land Usage

- 151.049 Floodplains
- 151.050 Engineering standards
- 151.051 Compliance standards

Improvements

- 151.065 Purpose
- 151.066 Responsibility for plans
- 151.067 Procedures
- 151.068 Required public improvements
- 151.069 Installation of street trees and sidewalks
- 151.070 Performance guarantee
- 151.071 Maintenance of private improvements by subdivision association

Division of Land Not Requiring Subdivision Approval

- 151.085 Application requirements
- 151.086 Review procedures
- 151.087 Standards for granting approval

Administration; Variances; Enforcement

- 151.100 Variances or appeals from this chapter
- 151.101 Variance standards
- 151.102 Variances from the zoning ordinance
- 151.103 Enforcement

- 151.999 Penalty

GENERAL PROVISIONS

§ 151.001 SHORT TITLE.

This chapter shall be known and may be designated as the Charter Township of Clayton Land Division Ordinance.

(Ord. 372.1 § 100, passed 6-10-1999)

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