

**CHARTER TOWNSHIP OF CLAYTON
PLANNING COMMISSION MINUTES
FEBRUARY 19, 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

Members Absent: Corey Potter, Jon Mieczkowski

Others Present:

Ted Henry/Building Official, Zoning Administrator

Ken Tucker/Township Attorney

Dennis Milem/Township Clerk

The Township Clerk Dennis Milem took the floor and explained why he was going to swear in all Board members. Then Mr. Milem proceeded to swear in all members. After completion he thanked the Planning Commission for their cooperation.

APPROVAL OF PROPOSED AGENDA

Action Taken: Motion by Derby, supported by Sippert, to approve the proposed agenda for the February 19, 2024, Clayton Township Planning Commission meeting.

MOTION CARRIED.

APPROVAL OF MINUTES: JANUARY 23, 2024

ACTION TAKEN: Motion by Caruso, supported by Derby to approve minutes of January 23, 2024.

MOTION CARRIED.

COMMUNICATION:

None.

REPORT OF OFFICERS AND ZONING ADMINISTRATOR:

Mr. Ted Henry stated he had received a couple of phone calls on parcels related to solar farms. Also, next month, March, expect a case for 8062 Corunna Road pertaining to Special Conditional Use.

PUBLIC COMMENT:

Comment was all waived until the new case with the public hearing opened up

NEW BUSINESS

Earth Ex rezone to M1. Mr. Bill Henry took the floor and explained what his intentions were to do with the property: they were to warehouse equipment as well as doing periodic service work on equipment: state he has minimum traffic for his business @ 4479 S. Sheridan Road.

Mr. DePottey opened the Public Hearing @ approximately 6:07 p.m. for CASE #REZONE 24-01 for Earth Ex Inc., parcel #04-31-300-016

PUBLIC COMMENT:

There were 5 residents present and one resident on the telephone. Kara Jones and her husband (on the phone) had several questions: the driveway location, the storage of equipment, hours of operation, traffic to site, noise which may affect their horses, site lighting and water runoff. Mr. Bill Henry addressed those issues with them.

Next, Mr. John Maxwell, 12404 Old Miller Road addressed the same issues as well as trucks on Old Miller Road and how his operation will affect his deer hunting behind his home which butts up to the proposed site. Mr. Bill Henry addressed Mr. Maxwell's concerns.

Trisha Mvakaua, a neighbor across the road on the Shiawassee County side addressed the highway not being taken care of now let alone add more truck traffic to it. A lengthy conversation went on about the highway being a joint municipal road so it is always neglected. Mr. Bill Henry addressed her issues.

The Public Hearing closed at 6:27 p.m. after asking for any more comments for at least 3 more times.

COMMISSIONER COMMENTS FROM BOARD MEMBERS ON CASE #REZONE 24-01:

Chairman DePottey asked for a future land use map. Some conversation went on about future uses. More discussions went on about the various issues brought forward from the Public Hearing.

Board comments ended

Action Taken: Motion by Caruso, supported by Derby to approve the M1 zoning. Roll Call Vote: 4 Yes/1 No (Sippert). RESOLUTION NO. 24-0219-01

OLD BUSINESS

Alternate energy still on hold. Questions were asked on the petitions if they were available to sign for the new energy laws could be protested. Mr. Caruso said they cannot be available at the township's property. Land division ordinance will be addressed next month. Members will be getting proposed corrections in e-mail form from Mr. Tucker. Zoning Administrator Ted Henry told members he had met with Mr. Tucker and had reviewed the ordinances to make suggested changes.

FUTURE ITEMS

ADDITIONAL COMMENTS FROM BOARD MEMBERS

PUBLIC COMMENT

No Comment

ADJOURNMENT

Action Taken: Motion by Norris, supported by Derby, to adjourn the Planning Commission meeting at 6:47 p.m.

Kevin DePottey, Chairperson

Rick Caruso, Secretary