

PLANNING COMMISSION MINUTES

April 23, 2019

The Clam Lake Township Planning Commission Zoning Ordinance Work Session was called to order by Chairperson Stoutenburg at 5:00 p.m. at the Clam Lake Township Hall located at 8809 E. M-115, Cadillac, MI 49601.

Planning Commissioners Present: Stoutenburg, Wade, Flint

Planning Commissioners Absent: Morin, Carroll

Planning Commission Staff Present: Zoning Administrator Warda

**ZONING ORDINANCE WORKSESSION**

The Planning Commission reviewed Township Attorney Ron Reddick’s and Zoning Administrator Warda’s comments and recommendations as to the Zoning Ordinance Draft.

*The Planning Commission also addressed Planner Claire Karner’s email of April 22, 2019 stating that most edits were fairly straight-forward but there were a few items the attorney suggested asking the PC to weigh in on:*

1. *In Section 3.8(e). The attorney writes: “The Planning Commission may want to consider whether it may be appropriate to incorporate provisions allowing more than one principal building on a lot used for industrial or commercial purposes.” Currently only one principal building is permitted. From my perspective, this seems like a good recommendation.*

**Planning Commission agreed.**

1. *I added churches as an allowable use through SUP in C-1 to avoid potential issues with RLUIPA. Also added tree farms as a permitted use in AR in light of Right to Farm Act.*

**Planning Commission agreed.**

1. *The attorney recommended the PC clarify their intentions for measuring right-of-way and building setbacks. I recommend changing 5.3.2 to read, “Front Lot Lines Which Abut State Highways. All Zoning Districts adjacent to State highways where highway right-of-ways may not be of one continuous width, the overall setback line shall be from the center-line of such highway. The predominant right-of-way width for each individual highway, using the current edition of the Michigan State Highway right-of-way map, shall be considered the minimum right-of-way width with building setbacks beginning from the* ***edge of the highway right-of-way boundary****.” This clarifies that setbacks are not measured from the centerline of the road but also accounts for the fact that some parcel boundaries for measuring setbacks are difficult to track down.*

**Planning Commission agreed.**

1. *PC should review private road standards and decide if they would like these incorporated.*

**Planning Commission agreed.**

1. *Section 5.9: Read the attorney’s comments about livestock being limited to 5 acre parcels. The problem with changing this to ag only is that subdivisions are currently located in areas zoned agriculture. A zoning map amendment may make more sense but I’d be interested to hear PC member’s opinions.*

**Planning Commission wants to stay with AR, but wants to change zoning on all residential subdivisions to Res as per the FLUM.**

1. *9.2 comment – “The list of uses that are subject to site plan review appears to be too limited. The Planning Commission should consider whether all commercial, industrial and office development should require site plan review, along with all multi-family uses.” I agree with the attorney. This was a hold over from the Wexford County ZO.*

**Planning Commission agreed, add uses.**

1. *Add a condominium chapter to ZO?*

**Planning Commission agreed to add Condo Chapter to Zoning Ordinance.**

Motion by Member Stoutenburg supported by Member Flint to adjourn the work session.

YEAS: Stoutenburg, Wade, Flint

NAYS: None

Motion carried.

Work session adjourned at 6:26 p.m.

The Clam Lake Township Planning Commission Zoning Regular Meeting was called to order by Chairperson Stoutenburg at 6:26 p.m. at the Clam Lake Township Hall located at 8809 E. M-115, Cadillac, MI 49601.

**ROLL CALL**

Stoutenburg – Present

Morin – Absent

Wade – Present

Flint – Present

Carroll - Absent

Planning Commissioners Present: Stoutenburg, Wade, Flint

Planning Commissioners Absent: Morin, Carroll

Planning Commission Staff Present: Zoning Administrator Warda

**APPROVAL OF MINUTES**

Motion by Chairperson Stoutenburg seconded by Member Flint to approve the March 26, 2019 minutes as presented.

YEA: Stoutenburg, Wade, Flint

NAY: None

Motion carried.

**APPROVAL OF AGENDA**

Zoning Administrator Warda requested the removal of item “a” under New Business, Setting the Public Hearing for the Zoning Ordinance.

Motion by Chairperson Stoutenburg seconded by Member Flint to approve the agenda as amended.

YEA: Stoutenburg, Wade, Flint

NAY: None

Motion carried.

**PUBLIC COMMENT:** None

**SCHEDULED PUBLIC HEARINGS:** None

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:** None

**OTHER BUSINESS:** None

**ADMINISTRATIVE ITEMS:** None

**ADJOURNMENT**

Motion by Chairperson Stoutenburg supported by Member Flint to adjourn the Planning Commission Meeting.

YEA: Stoutenburg, Wade, Flint

NAY: None

Motion carried.

Meeting adjourned 6:35 p.m.

**Next Meeting – May 21, 2019 at 6:00 p.m., Zoning Workshop 5:00 p.m.**