

PLANNING COMMISSION MINUTES

JULY 23, 2019

The Clam Lake Township Planning Commission Zoning Regular Meeting was called to order by Chairperson Stoutenburg at 6:00 p.m. at the Clam Lake Township Hall located at 8809 E. M-115, Cadillac, MI 49601.

**ROLL CALL**

Stoutenburg – Present

Wade – Present

Flint – Present

Carroll – Present

Long - Present

Planning Commissioners Present: Stoutenburg, Wade, Flint, Carroll, Long

Planning Commissioners Absent: None

Planning Commission Staff Present: Zoning Administrator Warda

Others Present: Claire Karner from Beckett & Raeder

**APPROVAL OF MINUTES**

Motion by Member Wade seconded by Member Carroll to approve the June 25, 2019 minutes as presented.

YEA: Stoutenburg, Wade, Flint, Carroll, Long

NAY: None

Motion carried.

**APPROVAL OF AGENDA**

Motion by Member Wade seconded by Member Carroll to approve the agenda.

YEA: Stoutenburg, Wade, Flint, Carroll, Long

NAY: None

Motion carried.

**PUBLIC COMMENT:** None

**SCHEDULED PUBLIC HEARINGS:**

1. Draft Zoning Ordinance

Motion by Member Stoutenburg supported by Member Wade to open the Public Hearing on the Draft Zoning Ordinance.

YEA: Stoutenburg, Flint, Wade, Carroll, Long

NAY: None

Motion carried.

Sue Richley of 9337 Lookout Dr asked about the tractors, plows, etc. parked in the front yard on Tom Dr.

Ms. Karner responded that the separate Police Power Ordinance regarding nuisance and blight would address that situation. She added that the Zoning Ordinance addresses structures.

Zoning Administrator Warda responded that she will look at the issue on Tom Dr.

Keith Kelly of 8194 Constitution gave a list of property issues in Freedom Hills.

Zoning Administrator Warda requested the addresses of the property issues mentioned, so she can look into the complaints.

Harry Maynard of 10875 S. 43 Rd. stated his concern as to short-term rentals, that they don’t abide by the rules of the Association. He said that cars are parked all along the street, that there are 30 people at one property.

Ms. Karner stated that Traverse City requires short term rentals to be owner occupied. She said other communities require licensing to have owner contact information. She added that parking and number of tenants usually would be a Police Power Ordinance. Ms. Karner said she would send out some examples of what other communities do as to short-term rentals.

Ms. Karner stated that the Zoning Map was changed to assign zoning to the PA 425 area as the Zoning Ordinance would be adopted before the PA 425 agreement.

Ms. Karner said that the Short-Term Rental issue and the Septic System Inspection issue that the Lake Association folks requested would go to the Township Board.

Motion by Member Flint supported by Member Wade to close the Public Hearing.

YEA: Stoutenburg, Flint, Wade, Carroll, Long

NAY: None

Motion carried.

Motion by Member Flint supported by Member Carroll to recommend the Draft Zoning Ordinance to the Township Board for their consideration.

YEA: Stoutenburg, Flint, Wade, Carroll, Long

NAY: None

Motion carried.

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:** None

**OTHER BUSINESS:** The Planning Commission welcomed new Member Vicki Long, replacing Kathy Morin.

**ADMINISTRATIVE ITEMS:**

Zoning Administrator Warda stated that once the New Zoning Ordinance is adopted, Township Police Power Ordinances #21, 23 & 26 need to be updated to read Clam Lake Township Zoning Ordinance versus Wexford County Zoning Ordinance.

**ADJOURNMENT**

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

YEA: Stoutenburg, Wade, Flint, Carroll, Long

NAY: None

Motion carried.

Meeting adjourned 6:35 p.m.

**Next Meeting – August 27, 2019 at 6:00 p.m.**