

PLANNING COMMISSION MINUTES

March 26, 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, Morin, Carroll

Planning Commissioners Absent: Wade, Flint

Planning Commission Staff Present: Zoning Administrator Warda

Others Present: Claire Karner, Beckett & Raeder, Township Supervisor Steve Kitler

**ZONING ORDINANCE WORKSESSION**

Ms. Karner stated that she had a lot of participation from the Stone Ledge Lake Association. She said we can soften the language and not ban fertilizers within the “greenbelt” but put in “lake friendly” phosphorus-free and “best practices” adding that the Lake Association could educate the property owners.

Mr. Harig of 10875 S. 43 Rd said he was concerned with the greenbelt restriction of no mowing as the deep grass will attract mosquitoes, bees and rodents.

Ms. Karner said after hearing from the Lake Association, she removed the vegetative reference, which was a more extensive 25’ vegetative strip with woody plants for filtration. She said the updated version has a 50’ greenbelt; no structures, septics, fertilizer or more than 15% impervious surface.

Ms. Karner reviewed her Airport Overlay, recommending a small tweak to the Wind Energy portion. She said the Township cannot have different height restrictions, that it must be consistent. She said that within 6.32 miles from the airport, the applicant would have to work with airport management. She added that for turbines over 150’, a permit is required from the Feds and the Airport.

Discussion followed on wind turbines.

Ms. Karner stated that for residential solar panels, the panels would have to follow the residential accessory building setbacks.

Discussion followed on “Accessory Building” as a Principal Use and “Additional Dwelling Unit” on a parcel.

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

YEAS: Stoutenburg, Morin, Carroll

NAYS: None

Motion carried.

Work session adjourned at 6:06 p.m.

The Clam Lake Township Planning Commission Zoning Regular Meeting was called to order by Chairperson Stoutenburg at 6:06 p.m. at the Clam Lake Township Hall located at 8809 E. M-115, Cadillac, MI 49601.

**ROLL CALL**

Stoutenburg – Present

Morin – Present

Wade – Absent

Flint – Absent

Carroll - Present

Planning Commissioners Present: Stoutenburg, Morin, Carroll

Planning Commissioners Absent: Wade, Flint

Planning Commission Staff Present: Zoning Administrator Warda

Others Present: Township Supervisor Steve Kitler

**APPROVAL OF MINUTES**

Motion by Member Morin seconded by Member Carroll to approve the February 26, 2019 minutes as presented.

YEA: Stoutenburg, Morin, Carroll

NAY: None

Motion carried.

**APPROVAL OF AGENDA**

Motion by Member Morin seconded by Member Carroll to approve the agenda with the corrected date.

YEA: Stoutenburg, Morin, Carroll

NAY: None

Motion carried.

**PUBLIC COMMENT:** None

**SCHEDULED PUBLIC HEARINGS:** None

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:** None

**OTHER BUSINESS:**

Chairperson Stoutenburg questioned the article in the Cadillac News regarding a new City well site.

Zoning Administrator Warda responded that she believes it is on City property (PA 425) and not newly acquired Township property, but she will verify.

**ADMINISTRATIVE ITEMS:** None

**ADJOURNMENT**

Motion by Member Morin supported by Member Carroll to adjourn the Planning Commission Meeting.

YEA: Stoutenburg, Morin, Carroll

NAY: None

Motion carried.

Meeting adjourned 6:12 p.m.

**Next Meeting – April 23, 2019 at 6:00 p.m., Zoning Workshop 5:00 p.m.**