

PLANNING COMMISSION MINUTES

May 24, 2021

The Clam Lake Township Planning Commission Meeting was called to order by Chairperson Stoutenburg at 6:05 p.m. at the Clam Lake Township Hall located at 8809 E. M-115, Cadillac, MI 49601.

**ROLL CALL**

Stoutenburg – Present

Benson – Present

Flint – Present

Long – Present

Carroll - Present

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

Planning Commissioners Absent: None

Planning Commission Staff Present: Zoning Administrator Warda

**APPROVAL OF MINUTES**

Motion by Member Carroll seconded by Member Benson to approve the March 23, 2021 minutes as presented.

YEA: Stoutenburg, Benson, Long, Carroll, Flint

NAY: None

Motion carried.

**APPROVAL OF AGENDA**

Motion by Member Long seconded by Member Flint to approve the agenda as presented.

YEA: Stoutenburg, Benson, Long, Carroll, Flint

NAY: None

Motion carried.

**PUBLIC COMMENT:** None.

**SCHEDULED PUBLIC HEARINGS:** None.

**UNFINISHED BUSINESS:**

1. Pioneer Update – Zoning Administrator stated that the new court date is May 27, 2021, which was rescheduled to give the Pioneer owners time to find an attorney.
2. Rec Plan – No report

**NEW BUSINESS:**

1. Recreational Vehicle Parking – Discussion followed on updating the restrictions in Residential zoned areas.

**Recreational Vehicles - Current Zoning Ordinance:**

**Supplemental Yard Provisions** Sec 5.7 (2) allows one unoccupied travel trailer or motor home, which is the property of the occupant of the dwelling to store it in the rear yard.

**Proposed Changes:**

Parking and Storage of Recreational Vehicles. The purpose of these restrictions is to establish standards for the parking and storage of recreational vehicles as an accessory use in the residential zone (R-Residential) to protect the integrity, value, and character of the neighborhoods along with public health and safety.

Recreational vehicles include motor homes, travel trailers, campers, sports utility trailers (toy hauler), utility trailers (open and enclosed), boat/trailer, personal watercraft/trailer, snowmobiles/trailer, and ATV/trailer.

The recreational vehicles must be owned by the resident and cannot be stored in the front yard. The recreational vehicle may be stored in the rear or side yard with a minimum setback of ten (10’) feet from the rear and side property lines.

Temporary parking of a recreational vehicle on a paved driveway in the front yard shall be allowed for up to seven (7) consecutive days for the purpose of loading/unloading or otherwise prepping and cleaning the recreational vehicle. Visiting guests are permitted for up to 14 consecutive days not to exceed 28 days in a calendar year. A recreational vehicle shall not be used for living quarters, except for visitor parking as described above.

Recreational vehicle parking shall not cause loss of ground cover or erosion. Weed growth over 8” high is prohibited around/under recreational vehicles.

1. Fence Regulations – Discussion followed on current fencing restrictions in residential zoned neighborhoods.

**Fences – Current Zoning:**

Sec 5.24 (2) states that fences within the front yard in any district shall not exceed three (3) feet in height.

Sec 5.24 (3) states that fences in the front yard shall be a type which is not more than 25% solid, so as to not obscure vision at the right-of-way or property line of the lot or parcel on which it is placed.

**Proposed changes:**

Only partial, non-contiguous decorative fencing (i.e., split rail, vinyl picket) as part of the landscaping design is permitted in the front yard in the R-Residential Zone and cannot exceed three (3) feet in height.

Fencing is permitted in the rear yard and shall not go beyond three (3’) feet from the rear of the house into the side yard.

Discussion followed on whether to run said proposed changes by the Township Board before holding a Public Hearing in case the Township Board has any input.

Motion by Member Flint supported by Chairperson Stoutenburg to present the proposed changes to the Township Board at their June 14, 2021 Board Meeting for their input.

YEA: Stoutenburg, Benson, Long, Carroll, Flint

NAY: None

Motion carried.

**OTHER BUSINESS:**

Discussion on TeriDee area development status.

**ADMINISTRATIVE ITEMS:** None

**ADJOURNMENT**

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

YEA: Stoutenburg, Benson, Long, Carroll, Flint

NAY: None

Motion carried.

Meeting adjourned 6:40 p.m.

**Next Regular Meeting – Monday June 28, 2021**

Cindy Warda, Zoning Administrator