

**CLINTON TOWNSHIP
PLANNING COMMISSION**

**CLINTON TOWNSHIP
MUNICIPAL BUILDING**

**Minutes
JULY 11, 2016**

CALL TO ORDER: Bill Duncan, Barb Bartley, Dave Koren, Gabe Ciafre, Todd Cress, Kevin Corace, Sarah Altomari (Secretary). Others present included Kathy Allen, Ed Boyd, Brenda Miller, Thomas Baron, Cynthia Baron, Jean Duncan, and Doug Duncan.

MINUTES:

Todd Cress made a motion to accept the June 6, 2016 meeting minutes. Gabe Ciafre seconded the motion. All in favor, motion passed.

NEW BUSINESS:

Miller Subdivision –

Dave Koren was the previewer. Brenda Miller presented that they want to subdivide 2 lots on their farm. On the Lot 2, they are removing a trailer and building a house. On Lot 1, they are leaving the existing farm house. Dave questioned the odd shape of the flag lot, and Brenda responded that they were accommodating existing tree lines. Brenda stated that, since both properties would be staying in the same family, they will continue to use the existing driveway. However, they did provide road frontage in the event that a separate driveway needed to be put in. Bill Duncan questioned whether or not flag lots were supposed to have a 50ft setback on all sides. The members checked the ordinance and came to the conclusion that the 50ft setback rule was an old rule that had since been superseded. Therefore, the Millers' setbacks were adequate. Bill emphasized that because one of the new lots will be less than 5 acres, the most lots that will be able to be created off the farm in the future is 9. Brenda acknowledged that she understood. Doug Duncan emphasized that, in order for the Millers to get a non-building waiver for Lot 3, he needs to check to make sure that there are no issues with the existing septic systems on Lots 1 and 2.

Kevin Corace made a motion to accept the print of the Miller subdivision on the contingency that the sewage passes on both Lots 1 and 2 and on the contingency that a driveway permit is able to be issued. Gabe seconded the motion. All in favor, motion passed.

A mylar had not been provided by the surveyor. Bill asked the Millers to obtain a mylar so that the planning commission could sign it.

Baron Lot Line Revision –

Dave was the previewer. Thomas and Cynthia Baron presented that they wanted to combine 2 adjoining lots in order to comply with the setback requirements with a new garage that they are planning to build. Gabe made a motion to approve the Baron lot line revision. Kevin seconded the motion. All in favor, motion passed.

A mylar had not been provided by the surveyor. Bill asked the Barons to obtain a mylar so that the planning commission could sign it.

Sewage Ordinance Review –

Bill had requested that Doug Duncan attend the meeting in order to discuss making revisions to the township sewage ordinances. After having read over the ordinances in question, Doug suggested that the best way to proceed would be to write an entirely new ordinance. Some of the information in the old ordinances is inconsistent, confusing and/or outdated. The members agreed that Doug will pull some examples from other townships and that a meeting will be set with the Planning Commission and the Supervisors to workshop the drafting of a new Clinton Township Sewage Ordinance.

PREVIEWERS: The previewers for the next meeting are Todd Cress and Barb Bartley.

Dave made a motion to adjourn. Gabe seconded the motion. All in favor, motion passed.

ADJOURN: Next Planning Commission meeting set for **August 1, 2016 - 7:30PM**