

**Hamilton Township
Planning Commission
Minutes of 12-9-2014**

Call to Order by Bob Bess at 6:30 PM and the Pledge of Allegiance was recited.

Roll Call Attendance:

Present: Bob Bess, Dave Wright, Mike Conway, J. Paul Dennis and Linda Barkell

Absent: none

Guests: 6

Staff Present: Dave Cooper, Hamilton Township Supervisor

Approval of the Agenda: Agenda was reviewed by all and a motion was made by Mike Conway and 2nd by Dave Wright to accept the agenda as written. All in favor, motion carried.

Approval of the Minutes: Linda Barkell read the minutes of 11-11-2014 to all present. There is one correction. It is under Guests change that to 6 guests and list Dave Cooper under Staff Present. Motion by Mike Conway and 2nd by Dave Wright to accept the minutes as written the correction. All in favor, motion carried.

Public Comments: Dan Bulmer reports that Clayton Company stopped and asked for leasing mineral and oil rights.

New Business: The meeting dates for 2015 Planning Commission were discussed. The dates will be published in the Clare County Cleaver. Motion by Dave Wright and 2nd by J Paul Dennis to accept proposed meeting dates. All in favor, motion carried. Meeting dates will also post on the Townships website and in the front informational case at the Township Hall. We then moved onto Term dates for Planning Commission Commissioners. Bob Bess has resigned and a new Chair is to be determined by the Township board. Mike Conway's term expires at the end of 2014. Motion by Dave Wright and 2nd by Bob Bess to nominate and extend Mike's seat as Vice Chair for 3 years to expire at the end of 2017.

Public Hearing: The floor was opened for hearing of the proposed changes to the Zoning Ordinance. Bob Bess went over the changes to all present. There were no public comments opposed or for the changes. Zoning Administrator Mike Janeczko was unable to attend but did have Linda Barkell read his opinion in letter form. It reads "In my travels throughout the township, I see many 10 by 10 sheds going in and I find that sometimes the sheds are not placed within the confines of our zoning isolations and I find that several 10 * 10 sheds are placed on one property in order to skirt around the greater than 100 sq. ft. rule as a permit is not required so notification to the zoning administrator is also not required. I have had to go on property and argue with property owners to measure shed size and to measure isolation from property lines to ensure compliance with the ordinance. A non-fee permit requirement for buildings under 100 sq. ft. would at least make the property owner communicate with me their intentions and allow for better planning without me policing property for violations. The canvas and tarp sheds (materials defined) definitely need to be permitted and this rule change will give me the leverage I need to regulate these buildings as other buildings. I hope the planning commission as well as the majority of the people in Hamilton Township support these changes." A resolution was made by Dave Wright and 2nd by Mike Conway to amend changes to Section 3.2.A.1, 3.2.B 1 and 3.2.B 2 and submit this to the Township Board at their next regular meeting for consideration of adoption.

Resolution roll call: J. Paul Dennis, yes. Bob Bess, yes. Dave Wright, yes. Mike Conway, yes and Linda Barkell, yes. Resolution carried.

We then closed the Public Hearing.

Old Business: The signs for the cemeteries have been ordered.

Zoning Administrators report. None give as it was given at the Township Board meeting on 12-4-2014.

Motion by Dave Wright and 2nd by J. Paul Dennis to adjourn at 7:20 PM. All in favor, motion carried.

Linda Barkell