

Clyde Township Planning Commission Minutes
November 9, 2021

Call to Order: 7:00 pm

Pledge of Allegiance led by Chairman Mike McGriff

Roll Call: Present-Chairman, Mike McGriff; Vicechair, John Dennis; ZBA Rep, Maurie Beauvais; Building Inspector, Rod Cowen; Recording Secretary, Colleen Skrypkun; Leigh Grimes; Jeff Kern; Board Rep, Doug Voight

Absent-None

Additions to Agenda: Under New Business, Clyde Township website to be added to Agenda. Motion made by LG, second by JK. Motion passed.

Approval of Agenda: motion to approve with above addition made by JD, second by LG. Motion passed.

Approval of Minutes for October 12, 2021: Motion to approve made by LG, second by JD. Minutes approved.

Approval of Minutes for Public Hearing of October 18, 2021: Motion made to approve by LG, second by JD. Minutes approved.

Public Comment- none

Zoning Administrator Comments-Per Rod, building projects are slowing down due to upcoming winter weather.

Reports from AdHoc Committees-no current Ad Hoc committees

OLD BUSINESS

Solar: Maurie B. provided PC Members copies of the draft Ordinance for Solar in a format consistent with other Clyde Township Ordinances. PC Members reviewed and determined the draft is ready to be forwarded to the Twp. Attorney.

ACTION PLAN: Maurie B. will email the Draft Solar Ordinance to Twp Supervisor, Ernie Manoleas, as the next step.

Survey: Mike M. shared that the Clyde Township Master Plan and Vision Statement were last updated in 2002. At that time, 33 members of the community developed/ shared ideas about:

- 1.)Community Character and Features
- 2.)Residential Development
- 3.)Traffic and Circulation
- 4.)Non-residential Development
- 5.)Recreation

DV noted Clyde Township has remained a “bedroom community” made up of single family dwellings and farms.

MB asked PC Members how long everyone has lived in the Township. This ranged from less than 1 year to 32 years. Members acknowledged the Township had not changed significantly in 20 years with minimal population growth (approximately 5,500 residents according to Clyde Township website).

DV wondered if the PC Members were “taking on too much” and if it would be prudent to hire a professional planner to update the Master Plan.

Mike, Rod and Maurie reported that in 2002, the cost to hire a professional planner was \$25,000.00.

The general consensus is PC Members should review the Master Plan and Vision Statement which will help give direction to focus potential inquiries on a questionnaire.

Maurie B. passed along potential questions for survey.

ACTION PLAN: Mike M. will ask Kathleen T., Twp Clerk, to provide PC Members with a copy of the Master Plan to be reviewed prior to next meeting.

C-1:Commercial Zoning. Footnotes at the bottom of the Agenda have been waiting to be completed. Currently various Ordinances reference C-1, C-2, LM (limited manufacturing).

However Mike M. and Maurie B. recall

C-2 was rolled into C-1 and Local Commercial/Limited Manufacturing was dropped. Also a prior Planning Commission elected to leave the Township map as is. PC Members who have served for some years could not recall if the zoning ordinance was ever finalized. General consensus is that the Ordinance Book for the Township is difficult to use.

ACTION PLAN: PC Members will read Articles 3,9,10,12 pertaining to Zoning, Commercial and review Township map.

Trainings: Mike M. asked if any PC Members have received the MTA magazine which was included in the Planning Commission’s budget in order to keep members abreast of upcoming trainings as well as concerns of municipalities.

At this time, only Doug V. is receiving the magazine as a Twp Board Member.

Correspondence: none

Other News & Info: none

Next Meeting: December 14th, 7 pm

Adjournment: 8:15 pm

Respectfully Submitted,
Colleen Skrypkun
Recording Secretary