

Clitherall Township Planning Commission Meeting
July 21, 2022

Keith Baldwin called the meeting to order at 6:00 pm. The following members were present: Craig Bengtson, Keith Baldwin, Linda Nelson, Becky Cox, and Clinton Bengtson. Kevin Anderson joined the meeting at 6:10 pm. Several community members were present

Proposed agenda was presented. Baldwin made a motion to approve the agenda with the following addition: Item #5 Commercial Property Delineation . Nelson seconded the motion. All voted in favor; none opposed. Motion carried.

Motion by Bengtson to approve the following members whose terms will expire April 1st: Craig Bengtson, Kevin Anderson, Keith Baldwin, Linda Nelson, Becky Cox and Clinton Bengtson. Second by Nelson. All voted in favor; none opposed. Motion carried.

Motion by Baldwin to elect Cox as secretary, Baldwin as Chair and Anderson as vice chair. Second by Nelson. All voted in favor; none opposed. Motion carried.

Motion by Bengtson to set compensation rate at \$100 per meeting for Planning Commission members. Second by Nelson. All voted in favor; none opposed. Motion carried.

Nelson opened discussion as to need for review and possible revisions to township map to make it more detailed and more accurate. Baldwin will call township attorney to inquire as to the process for revising map, to be completed before the end of the calendar year. Bengtson made a motion to request attorney's assistance; second by Baldwin. All voted in favor; none opposed. Motion carried.

Discussion whether to make any changes to the current zoning ordinance. Motion by Nelson to make a recommendation to the Township Board to keep the zoning ordinance the same, until a complete revised map is in place and specific issues are addressed. Second by Anderson. All voted in favor; none opposed. Motion carried.

Lee Rogness, representing Bethel Church, addressed the Board regarding the church's plans to build on the property east of Dollar General. Rogness gave a detailed description of the property owned by Bethel and options for ingress/egress onto the property. Further discussion regarding wellhead protection under a joint powers agreement with the City. Rogness was advised to contact the City regarding well and septic requirements. Rogness inquired as to obtaining a building permit and whether a conditional use permit will be required. Anderson noted the property is zoned as a Commercial District, and will require a Conditional Use Permit under Section VI(D)(7) of the Zoning Ordinance. A Planning Commission hearing will be scheduled for August 16 @ 6 pm. Baldwin made a motion to request the Board to recess its August 11 regular meeting to August 16 @ 7 pm to discuss the outcome of the Conditional Use Permit hearing. Motion seconded by Bengtson. All voted in favor; none opposed. Motion carried.

Motion by Baldwin to approve the minutes as printed. Second by Anderson. All voted in favor; none opposed. Motion carried,

Motion by Nelson to recess until August 16th at 6 pm. The next regular meeting will be on December 8th at 6:00 pm. Second by Bengston. All voted in favor; none opposed. Motion carried.

Respectfully submitted,

Becky Cox
Clitherall Township Planning Commission Secretary