

**CALL TO ORDER**

The regular July 24, 2019 meeting of the Buchanan Township Planning Commission (PC) was called to order by Chairman Dennis Wentworth at 6:30 pm

Members Present: Dennis Wentworth (Chair), Scott Albright, Gerald (Jerry) DiPietro, Daniel Lakin, Kimberly Scarpone, Amber Breden, Sheila Reitz

Members Absent: None

Others Present: Enforcement Officer Eileen Glick, Brian Dougherty dba River St. Joe (Tuit)

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited by those present

**APPROVAL OF AGENDA**

Scott Albright moved to approve the agenda with the addition of: Off Road Parking to unfinished business, Jerry DiPietro seconded  
ALL APPROVED

**APPROVAL OF MINUTES – June 26, 2019**

Scott Albright moved to approve the minutes with the addition: “Eileen Glick will investigate current standards for off road parking” to NEW BUSINESS, Dennis Wentworth seconded.  
ALL APPROVED

**BRIEF PUBLIC COMMENT**

None

**CORRESPONDENCE**

Jerry DiPietro read an email received from Chris Russell, a Clear Lake resident on July 15. Email is attached to minutes.

**UNFINISHED BUSINESS**

Master Plan – Sheila Reitz moved to schedule a Public Hearing for August 28, 2019 to discuss the Master Plan, Jerry DiPietro seconded.  
ALL APPROVED

Private Road Ordinance

Sheila Reitz reported that the Board approved the Private Road Ordinance with a couple of minor changes and a clarification of the performance guarantee.

Jerry DiPietro moved to schedule a Public Hearing for August 28, 2019 to discuss the Private Road ordinance, Sheila Reitz seconded.

ALL APPROVED

Off Road Parking

Eileen Glick will give a report of her research on current ordinance(s) related to off-road parking in the Township at the next PC meeting.

**NEW BUSINESS**

Buchanan Craft LLC dba River St. Joe – Brian Dougherty

Mr. Dougherty addressed the PC with the current status of construction of the new brewery complex on Walton Road. He indicated things are progressing slower than anticipated. He said that he will be approaching the PC in the future to discuss changes to the approved site plan. He also mentioned several ideas that would enhance the project making it a 'complete experience'. Weather permitting, the complex is set to open in early Fall. Mr. Dougherty also mentioned that he wants to change the location of the dumpsters on the property. Eileen indicated it was a minor change to the original site plan and that she could approve that change request.

Meeting Adjourned 7:33 PM

Next Meeting is August 28, 2019 6:30PM



Gerald DiPietro, Secretary  
Buchanan Township Planning Commission  
Attachments

**FINAL MINUTES ...CAN'T GET RID OF DRAFT**

**From:** Jerry DiPietro jerdptro@g mail.com

**Subject:** Re: Buchanan Township Planning Commission In Regards to Clear Lake Woods Area

**Date:** July 23, 2019 at 1:03 PM

**To:** Chris Russell c.russell421@gmail.com

**Cc:** Wentworth Dennis dawentworth@gmail.com

Hello Chris:

Currently there nothing on our agenda to address issues at Clear Lake in the near future. We are currently working on completing our 5 year review of our Master Plan and in the final phases of drafting a Private Road/ Shared Driveway Ordinance. We will be reviewing what the Twp Board approved (with regards to the Private Road Ordinance) setting a public meeting prior to final actions. I will pass along your note to the Planning Commission tomorrow night at our monthly meeting (July 24). Of course, you are welcome to any of the monthly meetings. Your input is valuable. You are correct, there were no changes made to our current ordinance as they apply to the Lake Districts.

Thank you for your email

Best Regards ,  
Jerry DiPietro  
Secretary  
Buchanan Township Planning Commission  
cc: Dennis Wentworth, Chairman

On Jul 15, 2019, at 8:44 PM, Chris Russell <c.russell421@gmail.com> wrote:

Jerry

Just to reintroduce myself I am not part of the Clear Lake Woods HOA Board I am simple a concerned resident that wants to understand any changes that may effect my property in the association. The CLWHO group that was selected to make the recommendations for any changes was a small group that did not provide a good representation of members not located on the lake. am curious if there are any changes that will be adopted by the Buchanan Township Zoning Board to the area of Clear Lake Woods? Based on the last meeting I was able to attend it seemed that there were not going to be any changes except two clarifications. One allowing any dwellings damaged greater than 50% to be a rebuilt on the existing foot print regardless of the lot size and only after EPA approval was granted. The other item that I remember being left open was the allowed locations of out buildings and sheds in regards to the lot lines of the parcels. I know the out building locations was a much larger thing since it would effect a larger area of the township and there was more research required . It would be great if you could provide a update and also let me know when any future meetings may be scheduled that these items will be discussed.

Thank you

Sincerely  
Chris Russell