

MINUTES OF THE CLAY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING HELD ON WEDNESDAY, FEBRUARY 14, 2001 AT
7:30 P.M. IN THE CLAY TOWNSHIP BOARD ROOM 4710 PTE
TREMBLE ROAD, CLAY TOWNSHIP.

1. Meeting called to order by Chairperson Mark Getman at 7:30 p.m.
2. Roll Call: Patricia Sharrow, Diana Decker, Mark Getman, Sandra O'Connor, Louise Cooper, John Makuch, Chuck Michel, Dorothy DeBoyer.
ABSENT: Don Kent, excused. ALSO PRESENT: Allan Parsons & Kevin Lawrence, Wade-Trim Planners, Mike Kras, Building & Zoning Adm.

3. **COMMUNICATIONS:** NONE

4. **APPROVAL OF JANUARY 24, 2001 MINUTES:**
Moved by Cooper, supported by Michel.
MOTION carried to approve January 24, 2001 minutes as stand.
AYES: All NAYS: None ABSENT: DON KENT

5. **OLD BUSINESS:** None.

6. **NEW BUSINESS:**
SITE PLAN CONSIDERATION, CLAY COMMONS CONDOMINIUMS.
NOOK ROAD.

Motion made by Michel supported by O'Connor to approve the site plan as submitted.

DISCUSSION: Makuch asks for specifics on retention pond. Is it just a hole? Citizen Lucas responds: Yes. Size is about 3 feet with sloped sides. Requirements are that you must store water, and release it at an agricultural runoff rate, and it leads it slowly into the system. Sharrow asks does this change the monument? Citizen Lucas responds no. Mr. Lucas signs documents. **Motion Carried to approve Site Plan Consideration for Clay Commons Condominiums, Nook Road.**

LOT SPLIT#01-01. MATTHEW FETT. 8019 STARVILLE ROAD

Applicant not present.

Motion made by Sharrow, supported by Michel to approve the lot split 01-01, but recognize the condition that the County Road Commission is requiring that this site clear vision easement and must be reported with Parcel D, and the Township should honor that.

Discussion: Sharrow: That the requirement simply means that no trees or buildings or anything will be built on the curve of the road or near the part of the road on Parcel D for so many feet, and that the driveway from Parcel D can only exist close to each lot line within a 30 feet space one way or the other, most likely in order to protect motorists. AYES: All NAYS: None ABSENT: Don Kent

LOT SPLIT#01-02, RONALD & LEONA DICKERSON EST.. 9027 FIELD ROAD

Applicant Chanda Ladd, present. **Sharrow** inquires of Ladd: You have evidently discussed with Barbara the fact that if the front of a building on Lot B were facing the 147 feet, it would require a variance? Applicant Ladd. Yes, if they built. **Sharrow:** But if the lot is facing the 340 feet, then you have frontage, because it is a corner lot? **Applicant Ladd: Yes. Michel:** Are we joining the other two splits? **Ladd:** That was sold off in 1965, and has been separated; that is just showing their splits and they are no longer allowed to have any more splits on that property.

Motion by Michel supported by Makuch to recommend to the Board approval of Lot Split #01-01, 8019 Starville Road.

AYES: ALL NAYS: NONE ABSENT: Don Kent

Discussion: None.

7. **CHAIRMAN'S REPORT:** Chairman Getman indicates as received in packets some training opportunities. Closest one is the Port Huron. Port Huron one looks good, and if you are interested contact the Clerk's office by next Thursday.

Wade-Trim is well on its way of completing the traffic study for the Sunoco/Taco Bell. Groundwork has been completed. Obviously applicants did approve it. Linda was telling me it would be done in plenty of time for us to review it by our next meeting, so it will definitely be on our next agenda and will bring us up-to-date.

8. **PLANNING CONSULTANT'S REPORT:** **Allan Parsons** introduced to the Planning Commission Board, **Kevin Lawrence**, new planner at Wade-Trim. Kevin graduated from Central Michigan University. **Mr. Parsons** reminded the Board of dinner party scheduled at Edison Inn, Wednesday, February 21 at 6:30. Dinner at 7:00 p.m.

9. **PLANNING COMMISSION COMMENTS:** **MRS. SHARROW** points out that she and another Trustee are putting together a basic outline for the Township newsletter within a few weeks, and would the Planning Commission like a few words in there. Getman: We could probably put something together. **Sharrow:** 350 words. No deadline yet.

Makuch mentions letter from concerned citizen contained in packet. **Getman** indicates that issue will be brought up on the agenda of the next meeting.

10. **PUBLIC COMMENTS:** NONE

11. **ADJOURNMENT**

MOVED BY MICHEL SUPPORTED BY DEBOYER. MOTION CARRIED, TO ADJOURN THE MEETING AT 7:55 P.M. AYES: ALL NAYS: NONE ABSENT: DON KENT