

MINUTES OF THE CLAY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING HELD ON WEDNESDAY, MARCH 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: Diana Decker, Mark Getman, Sandra O'Conner, Louise Cooper, John, Makuch,, Dorothy DeBoyer, Patricia Sharrow, Don Kent
ABSENT: Chuck Michel, excused;
ALSO PRESENT: Al Parsens,, Wade-Trim Planner.
3. **COMMUNICATIONS:** One letter regarding Public Hearing, and everyone has a copy of that.
4. **APPROVAL OF FEBRUARY 28, 2001 MINUTES:**
Moved by DeBoyer, supported by Cooper.
MOTION carried to approve February 28, 2001 minutes with one correction on page five, number nine Planning Commission Comments states Mrs. Decker and it should be Mrs. DeBoyer.
AYES: All NAYS: None
ABSENT: CHUCK MICHEL
5. **OLD BUSINESS:** NONE,
6. **NEW BUSINESS:**
Lot Split #01-03. Robert Davis. 6537 Swartout
Applicant, Robert Davis, present. Getman stated he had been informed regarding this out building that is on the one lot; Applicant has applied for a Building Permit to erect a home on lot, which would be in compliance. Applicant, Davis, stated he has not been issued the Building Permit because Building Inspector has to wait for Planning Commission's approval. Everything is ready.

MOTION BY SHARROW. SUPPORTED BY KENT The motion is to recommend to the Township Board approval of lot split #01-03, 6537 Swartout; the Board verifying the house is constructed on the lot with the accessory building.
AYES: ALL NAYS: NONE ABSENT: CHUCK MICHEL

Lot Split #01-04. David Ponke. 4160 Fruit
Applicant's wife, Lisa Ponke Present. No concerns regarding lot split.

MOTION BY KENT SUPPORTED BY MAKUCH to recommend the lot split #01-04,4160 Fruit. No discussion
AYES: ALL NAYS: NONE ABSENT: CHUCK MICHEL

Lot Split #01-05. Ronald Jones. 9191 Folkert
Applicant, Ronald Jones, present. Getman: Applicant has indicated he is willing to remove the barn on the property, and is aware that it must be demolished.

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MOTION BY SHARROW SUPPORTED BY KENT to recommend to the Township Board approval of this lot split as soon as the demolition is complete of that building. In other words, it will not proceed to the Township Board at the next meeting, but the meeting following demolition of the building. No discussion.
AYES: ALL NAYS: NONE ABSENT: CHUCK MICHEL

Public Hearing, Turn-Key Building Co., Inc/Mike Mentz, 2602, 2634 Pte Tremble Rd./9669 Nook Road

Getman: Planning Commission will be conducting a public hearing on this issue. We will not be taking action at this time, but will sometime in the future which has not been established yet. **Mike Mentz:** I am willing to answer any questions if they have anything to be commented on. **Getman:** Applicants are proposing a strip mall with a supermarket and several other smaller stores on Pte. Tremble Road and Nook Road which are currently occupied by Algonac Ford/Mercury and Lucas Landscaping, and some houses in there which are zoned and have been zoned commercial for a long time. **Algonac Mayor, Raymond Martin :** I am respectfully asking the Clay Township Planning Commission to deny the special use approval for the proposed shopping center. I feel the Commission must ask itself will this development be in the best long term interest of Clay Twp., and the City of Algonac. I feel no one can deny this will ultimately have a negative impact on Algonac and Clay Twp., as well. Algonac serves as the commercial hub of our beautiful area, and not only for the convenience of customers but provides for a logical planning and zoning pattern for commercial development. Surveys indicate customers want a downtown that is cohesive, well-planned and is tied together and walkable. We would also like to refer to the recently released County Master Plan. This plan suggests that communities should invest in and reinvigorate existing commercial and community centers, rather than new ones. The new proposed mall may create more vacant space which will make it even harder to fill the vacant space that is now available. We are aggressively working with Farmer Jack to maintain their current location. It is our hope that our current mall owner and Farmer Jack will be able to develop a plan to expand their current location so that they can bring the modern conveniences to the customers. Thus, we are asking Clay Twp. To deny a new development with our assurance that we are working to improve existing locations. Algonac wants to serve as the commercial hub for Algonac and Clay Township. We feel that the denial of the proposed shopping center will aid in our efforts to provide a thriving cohesive and walkable downtown area. We will also suggest that it would be in the best interest of our communities to subsequently sit down and jointly plan for a cohesive commercial development plan that will serve the long term interest of both communities. **Sandy Mondello,** 2653 Pte. Tremble. I live across the proposed development and would rather see a downtown in Algonac. I am afraid that turning out of my driveway will be an impossibility in the future. **Richard Baker,** 9312 Stone Road, the paper states special land use, I thought once a property was zoned there were certain particular things that they could build. **Getman:** A strip mall is special use in commercial; is the only place it can go is in the commercial or business district. It is considered special approval, there is two different things you can do. There is use by right, which we can not stop. We can regulate by State Statue and there is special

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approval; that is our discretion. Zoning allowance allows strip malls in the zoned district, but only as a special approval. **Jody Kurrle:** I feel like I represent many of the consumers in Algonac and surrounding area; a grocery store would do nothing but benefit us by bringing consumers back into the Algonac area. As it stands now, many people I know leave town to do all of their grocery shopping. I think a super store will bring people back into our community, people towards Colony and even Ira Twp., and it will help the small businesses. The present condition of the Algonac Farmer Jack and the whole mall has been deplorable for many, many years. Most of us just want a new grocery store and a better selection of produce and meats or stocked items in general. I am a mother of three and don't have the luxury of driving 45 minutes to do my grocery shopping. **Kathleen Braun:** 3432 Pte. Tremble. My mother is a senior and I have been contemplating on moving her to the Algonac housing. One good reason for moving her there would be the convenience of the Farmer Jack store. I also do think trying to get out of the driveway will be a concern, too. Will there be traffic studies? **GETMAN:** Yes. This is the first meeting of many regarding this issue. It has also been recommended by consultants that we have a traffic study, and that is one of the things to be brought up tonight. **Student Justin Jenza:** Lives at 6053 Shortcut road, used to live in the area; there is a large population of skaters and young people who enjoy the waterfront all year long. The young people need the accessibility of Farmer Jack, and Dairy Queen because they need nutrition. **Mike Mentz:** I am wondering if we can at least kick off with Wade-Trim this evening to get the traffic study started, or so at least any issues regarding traffic would be handled in the proper manner. **Getman:** Before I go on to our next agenda, I will ask the Planning Commission if they wish to go ahead and authorize Wade-Trim to conduct the study as recommended. I believe we all have a copy of Linda Anderson's review. This is an intensive study. **Makuch:** As Mrs. Braun brought out, I know one of my concerns, some of which were brought up by Wade-Trim is a Traffic impact study. I would not consider any type of approval until a thorough study was completed and we know exactly what we are facing in terms of traffic. **Sharrow:** Petitioner, do you have anything that you could share with us about the feasibility of the type of businesses that you hope to put in? **Mentz:** The anchor tenant came to me because they need more space, Farmer Jack. Other tenants I am working on, but there are no signed leases, Hallmark cards, GNC, Fantastic Sam's, H & R Block, Blockbuster Video. **Makuch:** You mentioned you built other Farmer Jacks. Do you own those buildings and lease them? **Mentz:** In Fenton I was the General Contractor. The others I participated in ownership.

MOTION BY KENT, SUPPORTED BY MAKUCH, MOTION CARRIED,
requesting developer Mike Mentz of Turn-Key Building Inc. have a traffic impact study performed by Wade-Trim along the M-29/Nook Road area. Discussion:

None

AYES: ALL NAYS: None ABSENT: Michel

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Site Plan Consideration for the Proposed Roland Subdivision/Bill Roland

Sharrow: Mr. Chairman, I received in today's mail at noon a revised site plan for the subdivision. I certainly did not have time to look at it today. I don't know if it is addressing areas of concern that Wade-Trim mentioned. Knowing there is some drainage problems, I would like more information by that.

MOTION BY KENT SUPPORTED BY DEBOYER to table the Site Plan Consideration for the Proposed Roland Subdivision until the next meeting to give ample time for the rest of the Planning Commission to view the site plan. Ayes: All NAYS: None.

Site Plan Consideration for the Smoke 'N' Go, 5309 Pte. Tremble

Applicant or Representative not present: **Getman:** There were a few deficiencies, minor ones, in the plan, but she left the site review committee meeting before we were finished. She indicated wanted to withdraw her application. It was stated to her, if she really wanted to withdraw her application she should file that with the Building Department; this was not done and no updated plan was submitted.

Sharrow: could we just not act on it and put it on old business and give them a reconsideration?

MOTION BY SHARROW SUPPORTED BY DEBOYER to place it on the next agenda of the regular scheduled meeting as an old business item, and if the Petitioner reconsiders and is there, we will go forward. If not, it probably should be dropped. **Kent:** In my opinion, they didn't give the committee a chance, they just stormed out of there. They said they did not want to do business in our Township. This was after we explained to them this was just a preliminary meeting to point out the deficiencies, and to help them. I would just assume, since they walked out on is to deny it.

AYES: Sharrow, O'Conner, DeBoyer, Decker NAYS: Makuch, Kent, Getman, Cooper. ABSENT: MICHEL

Motion Died.

MOTION BY KENT SUPPORTED BY MAKUCH to recommend denial of the Smoke'N'Go.

AYES: All NAYS: None ABSENT: Michel

MOTION CARRIED.

7. **CHAIRMAN'S REPORT** Just to let the Planning Commissioners know the ~~Site Plan Committee~~ *Ordinance Review Committee 3/28/01 PKW* meeting is next Wed. the 21st. I also wanted to say goodbye to Allan, who will be leaving Wade-Trim at the end of the month

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8. **PLANNING CONSULTANT'S REPORT:** **Parsens:** It's been a pleasure working with the Planning Commission, I hope to keep in touch. In addition, I just wanted to mention Linda Anderson is in New Orleans attending the APA, American Planning Association Conference, and will very likely have some very interesting planning consultant's reports for you.
9. **PLANNING COMMISSION COMMENTS:** **Kent:** I just wanted to comment to our citizens that it's nice to see a group like this come and take an interest in what we do, and it is also gratifying for me to see that you stayed the whole meeting and not just for part of it. I think it is also neat to see all of the students that we have here. **Sharrow:** I am going to suggest that we stall and make our meeting last about ten more minutes so that we can ensure that these students get full credit.
10. **PUBLIC COMMENTS:** Robert Butler, 5485 Pte. Tremble, It's nice to see the young people here. **Citizen Lowery:** How big does your site have to be before you can split it? **Getman:** Where is the property? **Citizen Lowery:** On Pte Tremble, near the boat launch. **Getman:** That is zoned R1 on the water. The Township would be more than happy to help you with that. **Citizen:** I wanted to agree with that lady over there. My sister is a manager for Farmer Jack, and she said the one in Algonac is the dirtiest store she has ever been in, and I agree with her because I have gotten bad meat and stuff in there. **Student:** They really want to put a Farmer Jack in there? Will the other Farmer Jack continue? **Getman:** It's doubtful that they would have to. **Student:** What will be done with the empty space? **Getman:** It is privately owned, and the landlord would have to find another tenant. As I understand one or two units have never been completed, therefore no plumbing. **Citizen:** What are they going to do about the wet areas behind the Ford Dealer. You put in a parking lot, and it is always wet, or we have a lot of water, is that going to effect me across the street? **Getman:** That is one of the things we have to look at, to consider that drainage, and the engineering plans on that.

11. **ADJOURNMENT**

MOVED BY KENT SUPPORTED BY MAKUCH.

MOTION CARRIED. TO ADJOURN THE MEETING AT 8:40 P.M.

AYES: ALL NAYS: NONE

ABSENT: CHUCK MICHEL

Kelley Nader
Recording Secretary