

Minutes of the Clay Township Planning Commission held on Wednesday, April 11, 2001 at 7:30 p.m. in the Clay Township Board Room, 4710 Pte. Tremble Road, Clay Township, Michigan.

1. Meeting called to order by Chairperson Mark Getman at 7:30 p.m.
2. R/C: Mark Getman, Chairman, Don Kent, Co-Chair, John Makuch, Secretary, Chuck Michel, Pat Sharrow, Diana Decker, Sandra O'Conner, Louse Cooper.  
Absent: Dorothy DeBoyer (excused). Also present was Wade-Trim Consultant.

**3. Communications:**

Chairman Getman: Update on most recent communication from owners of the Sunoco/Taco Bell and MOOT concerning the traffic study, letters forwarded to Attorney.

**4. Approval of the March 28, 2001 Minutes:**

Moved by Kent, supported by Cooper, **MOTION CARRIED**, to approve the March 28, 2001 Planning Commission Minutes as submitted. AYES: All. NAYS: None. ABSENT: DeBoyer (excused).

**5. OLD BUSINESS:** None.

**6. NEW BUSINESS:**

**SITE PLAN CONSIDERATION: SMOKE 'N' GO 5309 PTE. TREMBLE ROAD**

Board's Comments: A good use of the building, green belt in place; concerns parking should be behind building, Ordinance requires off street parking, not allowed to directly back into the street. Paving not required, not new construction. Site Plan should indicate type of ground cover.

Chairman Getman: Is a lot split in there eventually?

Building & Zoning Adm. Mike Kras: Inquiries only; can write the word "gravel" on site plan.

Pat Sharrow: Ordinance requires 10' x 20' Parking places, these are 9'6"; 40' behind the bldg., calculation of parking spots according to lot size, 4-10' spots, handicap at 12', possible to have one parallel parking spot (9' x 28') running north & south along side the bldg.

Mike Kras: Explained if lot were split, parking scenario would be considered.

Chuck Michel: Agree parking in rear, any changes on site plan should be in ink.

Don Kent: Dumpster interfere with a parking spot?

Pat Sharrow: Could be moved west, closer to the road.

Mike Kras: Applicant renting with option to buy, once open, bldg. in shape, will asphalt back lot.

Chairperson Getman: Can't approve things on a temporary basis.

Chuck Michel: Approve with requirement parking in the rear with one parallel parking spot on the side of the bldg., Michael Kras not issue C & O until parking is correct; Board said site plan has too many notes now, would need a revised plan with parking changes.

MOTION BY MICHEL, SUPPORTED BY KENT, TO POSTPONE THE SITE PLAN CONSIDERATION FOR SMOKE 'N' GO UNTIL A NEW DRAWING HAS BEEN SUBMITTED WITH THE SPECIFIED CHANGES REGARDING THE PARKING IN THE REAR AND ONE PARALLEL PARKING SPOT ALONG BUILDING ON PTE. TREMBLE LANE.

Applicant Linda Pecorura tried to make a remark, told by Chairman there is a motion on the floor, applicant continued to make comments, told out of order, applicant stormed out of meeting.

Discussion of motion: Michael Kras remarked he put hand written changes on plan, followed Consultant's report; rear parking noted at site plan committee meeting, applicant stormed out of mtg. too. Petitioner or owner of the property has to make the changes.

Second disruption by applicant Linda Pecorura, shouted at Board, Chairman Getman several times said be quiet, motion on the floor, cannot talk now, had Recording Secretary call the Police at 7:51 p.m., State Law for disrupting a meeting, can be removed from meeting, applicant left board room.

VOTE ON THE MOTION: AYES: All. NAYS: None. ABSENT: DeBoyer.

**MOTION CARRIED.**

Bill Rios, 5311 Pte. Tremble Road, legal owner: Hard gravel and bumpers installed, handicap parking spot, etc.; questioned what can be done to get this approved.

Chairman Getman explained the Planning Commission's position, violation of the law, they submit a revised site plan should be no problem.

Pat Sharrow: stated the legal aspects of approving a site plan that is not within the Ordinance.

### **SITE PLAN CONSIDERATION FIREHOUSE ANTIQUES 3058 S. CHANNEL DRIVE**

Don Kent: Noted proper requirements for a site plan has been done.

Pat Sharrow: Questioned off-street parking for the site, could you have an entrance at S.Channel, angle parking Williams St. side, exiting at William Street; previous businesses not under current Zoning Ordinance. Variance from ZBA for required parking spaces.

Applicant Ken Cihon: Discussed angle parking tight.

Pat Sharrow: Parallel parking requires 8' width, drive 10' wide, safe parking, not backing out on the street.

Wade-Trim Consultant Leah: Agree with applicant would be tight parking on the side, rear of building not totally accessible by owner, don't know what their options are.

Applicant: Mr. Cihon: Re: parking in the back, easement, residential behind, intrusion on the people, front entrance, inconvenience for handicap customers.

Chairman Getman: Parking along road typical for businesses in San Souci, legally cannot approve it, apply to ZBA to request a various on parking due to hardship.

MOVED BY MAKUCH, SUPPORTED BY MICHEL, **MOTION CARRIED**, TO APPROVE THE SITE PLAN FOR FIREHOUSE ANTIQUES, 3058 S. CHANNEL DRIVE, HARSENS ISLAND CONTINGENT UPON THE VARIANCE FROM THE ZBA FOR THE PARKING IN THE FRONT. IN FAVOR: ALL. NAYS: NONE. ABSENT: DEBOYER.

**LOT SPLIT #01 -06     ROBERT AND DEBORAH CARNAHAN     8310 MARSH RD.**

Applicants were present.

MOVED BY SHARROW, SUPPORTED BY KENT, **MOTION CARRIED**, RECOMMEND TO THE TOWNSHIP BOARD APPROVAL OF LOT SPLIT #01-06 FOR ROBERT AND DEBORAH CARNAHAN, 8310 MARSH ROAD PENDING THE ZONING BOARD OF APPEALS GRANTS THE VARIANCE OF THE DEPTH TO WIDTH RATIO ON THE PARCEL W-95 AS IT IS BEING SPLIT AGAIN AND MEASURES 166' BY 1,308'. AYES: ALL. NAYS: NONE. ABSENT: DEBOYER.

7.     **CHAIRMAN'S REPORT:**    None.
8.     **PLANNING CONSULTANT'S REPORT:** None.
9.     **PLANNING COMMISSION COMMENT:**

Pat Sharrow: Brief discussion regarding inquiry to open up a business, imperative no parking allowed along M-29 where a car will back into main road.

Building & Zoning Adm. Mike Kras: Explained to the Board why Bldg. Dept. does give recommendations when asked by a customer, never recommend just one, makes our job easier and yours.

Building & Zoning Administrator Mike Kras: Site plans are assessed by the different departments, Police Department should really look at the plans regarding parking more thorough for the safety of the residents.

Chairman Getman: Not a mandate of the site plan committee to tell the applicant parking is not allowed in a certain place, explained the responsibility of this committee.

10. **Public Comments:**

Mike Kras: Clarification what did Planning Commission require of the Roland  
Subdivision?

11. **Adjournment:**

Moved by Michel, supported by Kent, **MOTION CARRIED**, to adjourn at 8:35 p.m.  
AYES: All. NAYS: None. ABSENT: DeBoyer.

Valerie J. Kulba  
Recording  
Secretary