

MINUTES OF THE CLAY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING HELD ON WEDNESDAY, APRIL 25, 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, Louise Cooper, Dorothy DeBoyer, Patricia Sharrow, Don Kent, Chuck Michel, John Makuch.
ABSENT: Sandra O'Conner (excused).
ALSO PRESENT: Linda Anderson, Wade-Trim Planner, Building/Zoning Adm.
Mike Kras.

3. **COMMUNICATIONS:** None

4. **APPROVAL OF April 11, 2001 MINUTES:**

Moved by Kent, supported by Michel, **MOTION CARRIED**, to approve the April 11, 2001 Minutes as presented. AYES: All. NAYS: None. ABSENT: O'Conner.

5. **OLD BUSINESS:**

Site Plan Consideration: Smoke'N'Go, 5309 Pte. Tremble Rd.

Parking is in the rear. Looks good, better than before.

MOTION by Kent Seconded by Makuch to recommend approval of the Smoke'N'Go site plan. No Discussion

AYES: All NAYS: None ABSENT: O'Conner.

MOTION CARRIED.

Site Plan Consideration/Special Approval Land Use: Turn-Key Building Co., Inc, 2602 Pte Tremble, 9669 Nook Road.

Ms. Anderson stated Turn-key hired a consultant of their own to look at traffic situation, and to review Wade-Trim report and discussions had between consultant and Wade-Trim; it was made clear to consultant Wade-Trim was doing the study and were not authorized by Planning Comm. To look at the things they want to change. Their consultant had no problems with anything we were recommending there were some issues with traffic lighting/signals they wanted to discuss. **Sharrow:** Basically the study is recommending a 3rd lane on Nook, as it approaches M-29, would be a right and left turn, and right turn into the shopping center? **Anderson:** Yes. Engineers informed applicant MOOT has policy and will not consider a traffic signal until the development is complete, and Turn-Key should leave that out of proposal because they may run into problems. **Mentz:** We just wanted to know if Clay Township would be supportive of a light there, and if so maybe we could get this Tappen Data fellow involved early on; he has had success working with MOOT on these things, and providing the project gets approved. **Getman:** I don't see problems with that. Wade-Trim works with MDOT, too. **Kent:** Makes good sense. **Mentz:** We would request a letter from Clay Twp indicating that you are supportive of a light in

that area. **Sharrow:** Mr. Chairman, if I could direct to the Petitioner, I hope to persuade the other commissioners to accept as a condition of your special approval land use, the installation of a sidewalk bike path that will be a part of our Algonac to St. John Marsh bike path. **Getman:** Is the path for sure going there? We wouldn't want them to put it in and the bike path is elsewhere. **Sharrow:** It's not positively decided yet. **Mentz:** Would that help if we installed it first? We could go property line to line, would that benefit the cause of getting it extended? One other question on the back of the property. The way the Ordinance reads, it calls for and it's on our site plan as a screen wall, six-foot screen wall. It's heavily wooded in there, and rather than taking the woods down, would it be better off just leaving the woods? Trees are a better buffer than concrete.

Motion by Makush supported by Kent to accept Wade-Trim's traffic study.

No discussion. AYES: All NAYS: None ABSENT: O'Conner.

MOTION CARRIED.

Motion by Sharrow, supported by Kent Clay Twp. Planning Commission does agree with Petitioner a traffic light would be beneficial at the entrance opposite the boat launch entrance. Discussion: Getman: It is in line with Wade-Trim's report. AYES: All NAYS: None ABSENT: O'Conner. **MOTION CARRIED.**

Mentz: Is it the intention to have the special land use approval and site plan approval at the same meeting? **Getman:** We have to do the special approval first, then we do the site plan, we need some time to consider it, different ideas, will be sending you a letter. **Mentz:** It will be back in front of you in 2 weeks? **Getman:** Second meeting in May. We have a full meeting for 1st week in May, unless we have a special meeting that I will call on my own, can do that.

6. **CHAIRMAN'S REPORT:** NONE.

7. **PLANNING CONSULTANT'S REPORT:** None.

8. **PLANNING COMMISSION COMMENTS:**

Sharrow: We were talking before about problems that need to be enforced, I was talking to the Township clerk today. Harsen's Island Ferry area, one lot is stock piling soil, it has been a year now and is illegal, do not have a permit. **Kras:** He is coming in, didn't submit a plan, he submitted paperwork. He is going to put a staging area there, needed to know what he had to do. **Sharrow:** The site plan for the gas tank, has never been completed; berm by the road was supposed to be covered. **Kras:** He put them around the tank. **Sharrow:** I think it is time to issue the violations, dirt has been there a year and it has 6-foot weeds. **Makuch:** I was contacted by a concerned citizen regarding trucks dumping things on the island over by Rose Marine. **Kras:** I will call Dave Richmond. **Sharrow:** You probably received a call about people dumping in the back off Phelps Road? **Kras:** Yes. **Makuch:** I would sincerely urge planning commissioners to take time to review this site plan for Turn-Key, do your homework and come up with any issues, so we can make a proper decision. Also, look at the development the developer has in St. Clair. **Mentz:** There is also a Farmer Jack at 33 and Van Dyke, Fiddler's Cove, and Imaly City.

9. **PUBLIC COMMENTS: Prinziwalli:** When is this alleged project supposed to start?

Getman: They cannot start until we give them the okay. **Prinziwalli:** Say you approve it in two weeks, when will the project start? **Mentz:** As soon as we can, realistically probably another 6 weeks from there. **Prinziwalli:** What about clean up of the road with all of the mud? Don't you have written Ordinances on it? **Getman:** Nothing the Planning Commission deals with. **Kras:** It's in the Code Book they have to clean up their mess. **Citizen Richard Baker:** I asked why there was so much concern why these fellows succeeded in this project, and I was always under the impression that commercial buildings that were taxed whether you lived in them or not. Now I got an answer that I didn't quite understand at the Board Meeting. They said that if you do not succeed they don't pay taxes. Now if they build a million-dollar project and it sits empty and they flop, don't they still pay on a million-dollar property? **Getman:** Not necessarily, it's a law they get tax relief. **Baker:** I pay the same taxes when I am living in my house or not. They could give us a dead horse and we might not get anything out of it.

10. **ADJOURNMENT**

MOVED BY MICHEL SUPPORTED BY KENT, **MOTION CARRIED, TO ADJOURN THE MEETING AT 8:27 P.M. AYES: All. NAYS: None. ABSENT: O'Conner.**

Kelley Nader
Recording
Secretary