

MINUTES OF THE CLAY TOWNSHIP SPECIAL PLANNING COMMISSION
MEETING HELD ON JULY 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: Present: Mark Getman, Chairperson, John Makuch, Secretary, Pat Sharrow, Sandra O'Conner, Chuck Michel, Louise Cooper, Dorothy DeBoyer, *Diane Decker As amended 9-12-2001 V.K.*
Absent: None. Also present were Zoning and Enforcement Official Michael Kras and Wade-Trim Consultant Kevin..

3. **Communications:** None.

4. **Approval of July 11, 2001 Minutes:**

Moved by Cooper, supported by Decker, **MOTION CARRIED**, to approve the July 11, 2001 Planning Commission Minutes as submitted. AYES: All. NAYS: None.
ABSENT: None.

5. **OLD BUSINESS:**

BORIS LAZOVSKI/DENTAL OFFICE & DENTAL LAB
7223 DYKE ROAD

Chairman Getman: Special approval not necessary per the Planning Commission's recommendation to the Township Board to re-zone property to B-2, living quarters are an allowed use in B-2 with a business, only site plan would need approving; public hearing previously held.

Pat Sharrow: Asked if combination living is an allowed use or still a special approval land use?

Chairman Getman: Checked the Zoning Ordinance under S.A.L.U. section for verification of the correct procedure for special approval in the business districts; motion to approve the Special Approval Land Use is required in this case.

MOTION BY MICHEL, SUPPORTED BY SHARROW, TO GRANT THE SPECIAL APPROVAL LAND USE FOR B-2 RESIDENTIAL AND COMBINATION OF DENTAL OFFICE ON THE PROPERTY AT 7223 DYKE ROAD. AYES: ALL. NAYS: NONE. ABSENT: NONE.
MOTION CARRIED.

SITE PLAN CONSIDERATION:

John Makuch: Good site plan, need to change C-1 on plan to B-2, keep everything consistent.

Consultant Kevin: No comment on the site plan.

MOTION BY MAKUCH, SUPPORTED BY MICHEL TO APPROVE THE SITE PLAN FOR 7223 DYKE ROAD. AYES: ALL. NAYS: NONE. ABSENT: NONE. **MOTION CARRIED.**

6. CHAIRMAN'S REPORT

Chair Getman: Currently we do not have a Vice-Chair; By-Law language is vague regarding the chairing of the meeting in the Chair's absence or how to replace the Vice-Chair, some things may want to consider changing the By-Laws.

MOTION BY SHARROW, SUPPORTED BY DEBOYER, TO HAVE THE CHAIRMAN BRING BACK TO THE PLANNING COMMISSION BOARD A PROPOSED CHANGE TO THE BY-LAWS WITH LANGUAGE THAT WOULD INDICATE IN THE ABSENCE OF THE CHAIRMAN AND THE VICE-CHAIRMAN, THE SECRETARY WOULD CALL THE MEETING TO ORDER AND THE PLANNING COMMISSION WOULD CHOOSE A CHAIRMAN FOR THAT MEETING. AYES: ALL. NAYS: NONE. ABSENT: NONE. **MOTION CARRIED.**

7. PLANNING CONSULTANT'S REPORT

Wade-Trim Consultant Kevin: All the mapping changes are now completed.

Chair Getman: Maps given to Pat Sharrow and she will review and pass it to the Ordinance Review Subcommittee.

Pat Sharrow: Noted some areas will be making sure no industrial indicated in the Pearl Beach area.

Mike Kras: Barb Schutt and myself noted some mistakes, particularly out on Marsh Road.

Chairman Getman: Subcommittee is done with the review, it will be given to the Township Board; in the meantime, will review the maps and the subcommittee will meet again in August and give it to Mr. Kras and the Township Board. Plan to have Linda Anderson and Kevin come out to a meeting and answer people's questions and review the Zoning Ordinance before the public hearing.

Building/Zoning Adm. Michael Kras: Half the people that have to go to the ZBA is for the 5'-10' side yard requirement, would like to see that changed to 15' side yard space with at least one side being 5', would eliminate many variances.

9. PUBLIC COMMENTS

Rich Baker, Stone Road: Like to see some parks in the Township, especially some access to the water; years ago there were roads that went down to the River for all to use; private homes have absorbed these easements.

Chairman Getman: Something for the Recreation Board to look at.

10. ADJOURNMENT

Moved by Michel, supported by Decker, **MOTION CARRIED**, to adjourn the meeting at 8:08 P.M. AYES: All. NAYS: None. ABSENT: Pellerito.

Valerie J. Kulba
Recording Secretary