

MINUTES OF THE CLAY TOWNSHIP PLANNING COMMISSION MEETING HELD ON SEPTEMBER 26, 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: Chairman Mark Getman, Secretary John Makuch, Pat Sharrow, Sandra O'Conner, Chuck Michel, Diana Decker, Dorothy DeBoyer.  
Absent: Louise Cooper (excused).
3. **Communications:** Certificates from the Michigan Society of Planning as members.
4. **Approval of the September 12, 2001 Minutes:**

Moved by Sharrow, supported by Decker, **MOTION CARRIED**, to approve the September 12, 2001 minutes with Planning Commission member Diana Decker should be included in the Roll Call under Item #2. AYES: All. NAYS: None. ABSENT: None.

5. **OLD BUSINESS:** SITE PLAN CONSIDERATION:

**SUNOCO GAS STATION/MINI MART-TACO BELL  
5460 PTE. TREMBLE ROAD**

Planning Commission member Pat Sharrow excused herself from the discussion of this item on the agenda at 7:36 p.m.

Chairman Getman: Members have review report from Planner, minutes of 2/28/2001, at that time special approval was granted, no site plan approved.

Chuck Michel: Couple of items need to be addressed: ingress and egress arrow marked on both sides of the building; stripping around the building on the East side indicating there is a drive going around.

Scott P., Contractor to build the Taco Bell: No problem designating lines on the drawing; per the Taco Bell, arrow signs will be installed at the entrance and the way around, sign would be illuminated; can put those arrows on the ground as requested.

Chuck Michel: Lighting dilemma with previous owners, need shields on all the lights, front row is shielded on three sides, improvement, but still a problem.

Chairman Getman: Ordinance does not allow any light to spill out off the property, trouble with previous owners on the lighting issue, appears to be better.

John Makuch: lighting is definitely an issue, an improvement, not where we need to be yet in concealing the glow from the lights.

Chairman Getman: Cited from the Special Approval Land Use, original site plan they never complied, this is a new one; necessary to comply with the requirements for the S.A.L.U., necessary to stop the lighting from illuminating on other properties.

One of the owners of the Sunoco Station: Explained parameter lights spill light over the canopy, neighbors are happy and not bothering them anymore, eliminating more lighting is not going to accomplish anything, would do away with proper lighting needed for customers and Gas Station employees.

Scott P., Contractor: Would we meet your requirements of shielding the lighting if the rest of the lights were shielded the same way as the front row? Leave the side to the building open.

Kevin Lawrence as amended on 10/10/01 V.K. Wade-Trim Consultant: Loading/unloading area not indicated on site plan, necessary it be indicated.

Scott P., Contractor: Pushed back 15', same door location it was. Dorothy

DeBoyer: Order window on site plan, no pick-up window indicated. Owner:

Will draw it in, same place it was before.

Chairman Getman: Reviewed the issues of concern on the site plan:

- arrows indicating the ingress and egress
- pick-up window shown on site plan
- lights shielded on three sides except for the side facing the building
- loading dock needs to be shown on site plan.

MOVED BY MICHEL, SUPPORTED BY DEBOYER, **MOTION CARRIED**, TO APPROVE SITE PLAN FOR THE SUNOCO GAS STATION/MINI MART-TACO BELL, 5460 PTE. TREMBLE ROAD CONTINGENT UPON THE FOLLOWING CHANGES TO THE SITE PLAN:

- ingress and egress on the driveway and arrows to the east side of the building indicating the direction of the drive around lane.
- pick-up window shown on site plan
- loading dock shown on site plan.
- lights shielded on three sides, only exposure would be towards the building.

AYES: MICHEL, MAKUCH, O'CONNOR, GETMAN, DECKER, DEBOYER. NAYS: NONE. ABSTAIN: SHARROW.

Chairman Getman called for a five min. recess at 8:00 p.m. to complete the site plan forms.

Meeting reconvened at 8:09 p.m.

**6. RE-VIEW OF ROUGH DRAFT OF ZONING ORDINANCE**

Planning Consultant Kevin from Wade-Trim distributed the rough draft of the Zoning Ordinance only to the Planning Commission members for their review and comments, only the Ordinance Review committee and the Planner have examined it; at the October 24<sup>th</sup> Planning Commission meeting it will be discussed and changes or revisions noted.. Once changes have been reviewed and it is exactly the way we want it, will submit it to the Township Attorney and the Township Board for their review; public will have an opportunity to discuss the language and the map at a couple of special meetings held on the Mainland and Harsens Island; upon that completion, there will be a public hearing and then the draft will come back to the Planning Commission to make any final changes to the draft based upon input from the public; next it goes to the County Planning Commission for their review and approval, after 30 days, Township Board may take final action to approve.

**7. CHAIRMAN'S REPORT:** None.

**8. PLANNING CONSULTANT'S REPORT:**

Kevin *Lawrence as amended on 10/10/01 V.K* verified message from Linda Anderson, be prepared to discuss Ordinance in October and at that time will set up the public hearings.

**9. PLANNING COMMISSION COMMENT:** None.

**10. PUBLIC COMMENTS:**

Richard Baker, 9212 Stone Road: Why a new ordinance and why would it be instigated?

Chairman Getman: Explained how long it has been in the works, changes that have occurred in the area such as cellular towers, 5710' side yards, roof heights, etc.

**11. ADJOURNMENT:**

Moved by Michel, supported by DeBoyer, **MOTION CARRIED**, to adjourn at 8:30 p.m. AYES: All. NAYS: None. ABSENT: Louise Cooper.

Valerie J. Kulba  
Recording Secretary