

Minutes of the Clay Township Planning Commission held on Wednesday, October 10 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, John Makuch, Secretary, Chuck Michel, Pat Sharrow, Diana Decker, Sandra O'Conner, Dorothy DeBoyer, Edward Keller II.
Absent: Louise Cooper (excused).
Also present was Wade-Trim Consultant Linda Anderson.
3. **Communications:**
St. Clair County Metropolitan Planning Commission Fall 2001 Workshop will be 10/30/2001 at 6:45 p.m., fill form out if attending.

Introduced new Planning Commission Member Edward Keller II, welcomed by members.

4. **Approval of the September 26, 2001 Minutes:**

Moved by Michel, supported by Decker, **MOTION CARRIED**, to approve the regular Planning Commission meeting of September 26, 2001 with the corrections on Page 2 and Page 3 add Wade-Trim Planning Consultant Kevin's last name Lawrence to his comments. AYES: All. NAYS: None. ABSENT: Louise Cooper (excused).

5. **OLD BUSINESS:**

LOT SPLIT 01-12 CLAUDINE HINTZE 6265 GENAW

Chuck Michel: Questioned applicant about the two outbuildings on the property. Pat

Sharrow: 16' x 16' shed can't approve the lot split with that building, is it staying?

Applicant: Going to stay, plan on building a house on the property.

Pat Sharrow: Would be required to go before the ZBA for the depth to width ratio on the "L" shaped lot and ZBA allowance for the accessory building.

MOTION BY MICHEL, SUPPORTED BY SHARROW, TO RECOMMEND APPROVAL TO THE TOWNSHIP BOARD FOR LOT SPLIT 01-12 FOR 6265 GENAW ROAD PENDING VARIANCES GRANTED BY THE ZONING BOARD OF APPEALS FOR THE 5-1 RATIO AND THE ACCESSORY BUILDING. AYES: ALL. NAYS: NONE. ABSENT: COOPER (EXCUSED).

MOTION CARRIED.

LOT SPLIT 01 -1 3 ROBERT COLMAN VAC. LOT GENAW ROAD

Pat Sharrow: Barn facing Marsh Road, will there be a house built there?

Applicant: No intention of building a house.

Pat Sharrow: Barn in nonconforming, accessory building.

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Discussion followed: Pat Sharrow explained particular building should not fit with adjoining properties, Planning Commission could require screening or landscaping; landscaping around it would have some control of Single Family Residential; Section 3 states architectural styles not restricted, allowed to build what style you desire; some entities do have a specific building decor to stay with; our DDA district is a mixture of residential and business.

Planning Commission member Dorothy DeBoyer arrived at 7:42 p.m.

Ponds, Page 46: states fencing required around the pond; don't see a fence around the ponds.

Discussion of a required fence: soil removal requires a lot of things; members stated their opinion, fences don't make a pond look very good; members opinion to have Linda Anderson remove the requirement of a fence to all ponds.

Consensus of the members is to remove the pond fencing requirement.

Page 48: Storage in Residential Districts: See storage all over of motor homes, boats, etc.

Discussion: Motor homes are not allowed, Township never enforced them; boat storage a big issue, set certain requirements several years ago, storage rules apply to subdivisions, smaller lots.

Page 53, Nonconforming uses.

Discussion: Done away with nonconforming A or B, set conditions on how and when it has to be enlarged, etc., have a lot of nonconforming buildings in this Township, should alleviate some of the ZBA hearings.

John Makuch: The Zoning Ordinance members did a nice job on the committee, changes should help the ZBA out.

Chuck Michel: One purpose of redoing the Zoning Ordinance was to get it into an organized referenced document where sections would not be overlooked.

Chairman Getman: Important issues addressed in the Ordinance: Building height, how to measure it, decks, change in the sideyard requirement of 5'-10'.

Outside Storage, Page 78: Questioned storage outside can it be done?

Discussion: Referring to industrial area, public materials stored. Pat

Sharrow: Two areas Industrial, one is more warehouse type.

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Pat Sharrow: Noted change to Lot Size Averaging on Page 93, explained situation where developer requested change to lot size averaging (Taft to Holland Road 65' R1 A, back portion RS 1-acre lots); compromise: 10 acres portion woods and wetlands allow developer to have six (6) lots on the front allowing smaller lots to preserve woods and wetlands and adding open space.

Page 110, Bed & Breakfast: Questioned the wording regarding could only serve one meal, under impression could only serve breakfast. Discussion followed.

Page 183, By-Laws discussed Planning Commission terms, paragraph 2 regarding reason for calling a special meeting and how it can be done under State Statute.

John Makuch, questioned Page 129, Section 20-31 S.A.L.U.

Chairman Getman: Suggestion a list of documentation and items required to present to the ZBA prior to a meeting, ex. Check List.

Pat Sharrow: Page 186, according to the Rules of Procedure, ZBA adopts their own rules and hold an election annually for chair, vice-chair and secretary; ZBA does not do this; Linda Anderson feels strongly ZBA needs to adopt rules, Attorney McNamee feels they are doing well without them.

Chuck Michel: Explained ZBA procedures followed: preface is read prior any ZBA hearings & member is appointed to take Chair's place in his/her absence.

Policy of Rules of Order should be discussed among the ZBA Board, should have something in writing; no alternate member on the ZBA has been placed on the Board. Per Chuck Michel will get some input from Ron Nelson regarding the issues.

Commented on maps are done very well.

Chairman Getman: Explained the process to the Board of the steps before the final Zoning Ordinance is adopted.

Pat Sharrow: Business parking is based on square footage of the building and usage; what if sq. footage of building does not change, but one business now becomes three and the parking is not enough; should Ordinance address that?

Assessor and Building Inspector would like support regarding business registration; Planning Commission does support the registration of businesses within Clay Township and Pat Sharrow will report to the Township Board.

Township will sponsor a community gathering on Nov. 11th, 2:00 - 4:00 p.m. in the Algonac High School Gym.

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

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

8. **PLANNING COMMISSION COMMENT:** Discussion regarding Planning Commission meetings in November, 4th meeting in November to be held on Tuesday instead of the Wednesday. Only have one meeting in December.

9. **PUBLIC COMMENT:**

Richard Baker, Stone Road: Questioned business in the Township when they move out; is it re-evaluate when the new business goes in?

Chairman Getman: Assessor is made aware of a new business.

10. **ADJOURNMENT:**

Moved by Michel, supported by DeBoyer, **MOTION CARRIED**, to adjourn the meeting at 8:53 p.m. AYES: All. NAYS: None. ABSENT: None.

Valerie J. Kulba
Recording Secretary