

Minutes of the Clay Township Planning Commission held on Wednesday, October 24, 2001 at 7:30 p.m. in the Clay Township Board, 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 (arrived at 7:42 p.m.), Edward Keller II, Louise Cooper.
Absent: None.

3. Communications:

Board members supplied with a copy of letter sent to Kenneth Montgomery of Montgomery & Assoc.

4. Approval of the October 10, 2001 Minutes:

Moved by Michel, supported by O'Conner, **MOTION CARRIED**, to approve the October 10, 2001 minutes as submitted. AYES: All. NAYS: None. ABSENT: None.

5. ORDINANCE 89 - REVIEW OF DRAFT

Comments and remarks by Planning Commission Members:

On Page 9. referring to business "blocks", word does not apply to Clay Township: should be removed or changed.

Private Road Section reduced to one line, why taken out?

Private Road Ordinance is a separate ordinance, Planning Commission should not be holding public hearings regarding it or making any changes; Linda Anderson suggested better to remove it; Condo, Private Road and Land Division Ordinances are not part of the Zoning Ordinance.

Noted on Page 1, under lot limitation, Section 1.05 states only one principal building shall be placed on single family lot, quickly answers the question allowed to have multi-housing on two family but not two houses.

Linda Anderson has provided a lot more definitions.

Chuck Michel: Mentioned last meeting concerning situations on Islands where property owner has a boat with an accessory building and no main dwelling, their house is on another lot, needs to be reviewed.

Questioned page 45, Section 2 regarding relationship of building to the area, what was in mind for building design, etc.?

Applicant: If I added the parcel to the property where the house is, would that work?

Yes.

MOVED BY SHARROW, SUPPORTED BY MICHEL, TO POSTPONE LOT SPLIT 01-13 FOR ROBERT COLMAN, VACANT LOT GENAW ROAD UNTIL HE BRINGS BACK THE LEGAL DEED INDICATING THE ACCESSORY BUILDING (BARN) WILL BE ADDED TO THE MAIN PARCEL WHERE THE HOUSE IS. AYES: ALL. NAYS: NONE. ABSENT: COOPER (EXCUSED).

LOT SPLIT 01-14 ROBERT COMMIRE VAC. LOT PTE. TREMBLE ROAD

Applicant was present.

Pat Sharrow: Questioned location of the parent parcel; total nonconforming lot and splitting something off making it more nonconforming; puzzling circumstances, does not fit our zoning requirements, Twp. Attorney should review.

Applicant: How will you change it, access off of Taft Road, nonconforming to begin with.

Pat Sharrow: Asked Planner "if he splits the small lot off and the parcel is 40 acres, leaving the remainder which is large, does the depth to width ratio not apply?"

Wade-Trim Planner Linda Anderson: Depth to length ratio does not apply if over 10 acres.

Applicant: Rear is wetlands, useless nothing you can do with it, long range plans would be to split those lots to the East.

MOVED BY SHARROW, SUPPORTED BY MICHEL TO RECOMMEND APPROVAL OF LOT SPLIT 01-14, VACANT LOT PTE. TREMBLE ROAD FOR APPLICANT ROBERT COMMIRE AS THE DEPTH TO WIDTH RATIO DOES NOT APPLY TO THE REMINDER OF THE PARCEL WHEN OVER TEN (10) ACRES. AYES: ALL NAYS: NONE. ABSENT: COOPER (EXCUSED).

MOTION CARRIED.

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

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

Planner Linda Anderson stated reviewing multi family condo plan on Pte. Tremble Road for Karl Dornburg, should come before the Planning Commission at the Nov. 14th meeting.

Kevin Lawrence stated will review the Ordinance 89 draft on the 24th of October meeting; Kevin and Linda will be attending the State Conference on the 24th.

Chairperson Getman: Planning Commission will still discuss the draft on the 24th.

8. PLANNING COMMISSION COMMENT

Chuck Michel: Last meeting it was mentioned a section in the Zoning Ordinance pertaining to Islands that are accessible by boats.

Linda Anderson: Kevin Lawrence mentioned it, didn't do anything with it, rather than piece meal a section at a time, we'll wait and do it all at once.

John Makuch: Docks & Decks, what is the status?

Chairman Getman: Still sitting there, Township Attorney was to review.

Chuck Michel: Questioned property on Pte. Tremble Road granted a S.A.L.U., how can another operation be running in there?

Chairman Getman: Second use allowed in a commercial zone; Mike Kras will be citing several businesses for illegal signs.

Pat Sharrow: Asked Chairman Getman if Montgomery & Associates had contacted him or had any communication with the company concerning the Zoning Ordinance draft; would like you to send a letter to them stating they will receive the Zoning Ordinance just like the rest of the public will and their comments will be welcome as will the public at the public hearings, like the statement made to Montgomery & Associates our opinion as a Planning Commission the Township does not need to pay dollars for two planning consultants to advise about the zoning ordinance creation.

Chairman Getman: Agree with you, DDA should be directing Montgomery & Associates to not get involved in Planning Commission business, legally they have no jurisdiction; will definitely write a letter.

Chuck Michel: Explained Montgomery & Assoc. were brought into the picture to do research for a bike path, working on project whereby through MOOT assistance in 2007, M-29 roadwork can be reimbursed through the State to include a bike path, haven't heard final outcome on this request.

Chairman Getman: Plan to attend the next DDA meeting and perhaps Mr. Montgomery will attend and can come to some understanding; DDA has no right by law to review site plans, can comment though.

9. PUBLIC COMMENTS: None.

10. ADJOURNMENT:

Moved by Michel, supported by DeBoyer, **MOTION CARRIED**, to adjourn the meeting at 8:10 p.m. Ayes: All. NAYS: None. ABSENT: Cooper (excused).

Valerie J. Kulba
Recording Secretary