

MINUTES OF THE CLAY TOWNSHIP PLANNING COMMISSION MEETING HELD ON NOVEMBER 28, 2001 AT 7:30 P.M. IN THE CLAY TOWNSHIP BOARD ROOM, 4710 PTE. TREMBLE ROAD, CLAY TOWNSHIP.

1. Meeting called to order by Chairman Mark Getman at 7:30 p.m.
2. Roll Call: Present: Chairman Mark Getman, Secretary John Makuch, Pat Sharrow, Sandra O'Conner, Chuck Michel, Louise Cooper, Edward Keller, Dorothy DeBoyer, Tony Antkowiak.  
Absent: None.

Chairman Getman welcomed new member Anthony Antkowiak to Planning Commission.

**3. Communications:**

St. Clair County Township Townships Association Annual Dinner Meeting will take place Thursday, January 10, 2002 at Crystal Gardens, Marysville; if any P.C. members are interest, contact Clerk's Office.

Letter from Township Attorney McNamee to Township Supervisor, copy to P.C. re: necessity of a review by Planning Commission of Smoke n' Go Tobacco Store: letter reviewed background history of Smoke n' Go, Letter indicated nothing was wrong by Building Inspector Mike Kras referring the Smoke n' Go application to Planning Commission for a site review, as was P.C. reviewing the site plan.

Discussion followed: Chairman Getman: Mandatory to follow the ordinance, new building has to come before Planning Commission or enlarging building more than 10% or other changes, such as parking changes, etc.

John Makuch: P.C. needs more set policy what comes before us and what does not, Supervisor should not control.

Chairman Getman: New Ordinance should tighten it up a little; explained the chain of commands, Township Board sets policy; site plans are special approval, if the special approval menu falls out of use for more then a year, it is no longer valid.

Pat Sharrow: Many old buildings constructed years ago have several invalid and unsafe parking area, no set backs, no landscaping; Planning Commission can help solve these unsafe situations, don't think we are wrong by assisting the citizens.

John Makuch: Parking and light issues, Planning Commission works well with the people.

Chairman Getman: Pointed out cannot remember when a site plan approval was ever denied.

**4. APPROVAL OF MINUTES OF THE NOVEMBER 14, 2001 MEETING:**

Moved by Michel, supported by Cooper, to approve the November 14, 2001 Planning Commission Minutes with the following corrections to the motion re: postpone site plan of Pearl Beach Waterfront Estates until specific items are done:

- Drainage, water, sewer lines, underground lines reviewed by Township **Engineer** and not Township Attorney.
- Ownership land contract, etc. will be brought to the **Planning Commission** and not Assessor.

Approve of the Amendments: AYES: All. NAYES: None. **MOTION CARRIED.**

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### 5. ORDINANCE REVISION - REVIEW

Pat Sharrow: Page 128, sentence #13 ending of the sentence does not make sense, it concerns the caging in of animals; it was suggested to use the words "in order to prohibit the escape of animals."

Page 183, 1<sup>st</sup> paragraph says "Township Planning Commission created by Ordinance No. 18 as specified in Act 285 PA of Michigan in 1931 being the Municipal Planning Act....." eliminate the word "Township" and use "Municipal".

Page 145, "Site Plan Review", questioned the reasons for a site plan review, appears like it does not give the Building Inspector any discretion.

Linda Anderson explained revised Zoning Ordinance sets it up more thoroughly, tightens it up a little more.

Chuck Michel: Wording done regarding Island boat docks on an empty lot and have a home somewhere else, need a mechanism to make sure they are not violating the accessory building ruling.

Linda Anderson: Might be easier to write an exception for all habitable Island parcels.

Discussion by Board members on how this should be handled.

Linda Anderson will note remarks in the Zoning Ordinance the boathouses on Dickinson Island and Russell Island will be reviewed.

Chairman Getman: Any more suggested changes to the Zoning Ordinance? If not, will turn the draft over to Linda Anderson. Reviewed the procedure to follow: will hold two informational sessions on the ML and Harsens Island.

Linda Anderson: Schedule an open house for December 12<sup>th</sup> on the Island at the Lion's Hall, 2:00 p.m. to 6:30 p.m. to allow the citizens to review the current zoning map and the revised Ordinance; the next open house will be on the Mainland in January.

Chuck Michel: Send the redraft of the Zoning Ordinance with the revised changes to ZBA Chairman Ron Nelson before you start the informal sessions.

Chairman Getman: Questioned Linda at what point do we submit the redraft to the Township Attorney and the Township Board?

Pat Sharrow: Suggested a joint meeting with the Township Board prior to the public hearing.

Chairman Getman: Will contact the Township Clerk and ask for a joint meeting of the Board and Planning Commission.

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**6. APPOINTMENT OF NOMINATING COMMITTEE**

Chairman Getman: In ~~January~~ December (*as amended per 12-12-01 V.K*) the Planning Commission declares Chairperson and Secretary for the next year. Nominating committee will consist of Pat Sharrow and Chuck Michel, neither one can be elected an officer, Pat is the Township Board Rep. and Chuck is ZBA Rep.; if any members are interested in serving in this capacity, contact Chuck or Pat

**7. PLANNING CONSUSTANT'S CONSULTANT'S**(*as amended per 12-12-01 V.K*) **-REPORT:** Done earlier when discussed the Zoning Ordinance and setting up the first open house session.

**8. PLANNING COMMISSION COMMENT:**

Chuck Michel: How will residents be notified of the informational session on the Zoning Ordinance?

Chairman Getman: Post notice in several places, Post Office, Delta Hardware, announced at Township Board Meeting, notice in The Voice Newspaper.

**9. PUBLIC COMMENT:**

Richard Baker, Stone Road: Don't think the Planning Commission has been too hard or too critical on businesses; think the Board should be a little critical; the influence coming into our community will not be local people any longer, businesses controlled outside of our community, anything the community can do to be prepared, need to stay in control of our community.

**10. ADJOURNMENT:**

Moved by Michel, supported by DeBoyer, **MOTION CARRIED**, to adjourn at 8:20 p.m. AYES: All. NAYS: None.

Valerie J. Kulba  
Recording  
Secretary