

MINUTES OF THE CLAY TOWNSHIP PLANNING COMMISSION MEETING HELD ON DECEMBER 12, 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 II, Dorothy DeBoyer (arrived at 7:40 p.m.), Tony Antkowiak.
Absent: None.

3. **Communications:** None.

4. **Approval of Minutes of November 28, 2001 :**

Moved by Sharrow, supported by Michel to approve the November 28, 2001 Minutes with the two corrections as noted: Page 3, #6 Item read "In December the Planning Commission" and not "January"; #7 Item: spelling error on the word "Consultant's". All in favor. AYES: All. NAYS: None. **MOTION CARRIED.**

5. **Approval of Planning Commission Meeting Dates for 2002**

Moved by Michel, supported by Makuch to adopt the resolution establishing the dates for the 2002 Planning Commission Meetings as submitted.

R/C VOTE: Ayes: Sharrow, O'Conner, Makuch, Getman, Michel, Keller, Cooper, Antkowiak, DeBoyer *ABSENT: DeBoyer Amended 1-9-02 D. DeBoyer arrived at 7:40 p.m.*
V.K.NAYS: None. **MOTION CARRIED.**

6. **Election of Officers**

Chairman Getman: Planning Commission by-laws require the election of officers for 2002 at the December meeting; last meeting appointed a nominating committee be composed of Pat Sharrow and Chuck Michel. Committee recommends Mark Getman be re-elected as Chair, Dorothy DeBoyer as Vice Chair and John Makuch be reelected as secretary. Chairman Getman asked if there were any more nominations from the floor.

Motion by Makuch, supported by Sharrow to nominate Mark Getman as Chair and Dorothy DeBoyer as Vice-Chair for the Planning Commission for 2002. AYES: All. NAYS: None. ABSENT: None. **MOTION CARRIED.**

Motion by Michel, supported by Sharrow to nominate John Makuch to serve as Secretary for the Planning Commission for 2002. AYES: All. NAYS: None. ABSENT: None. **MOTION CARRIED.**

7. **RESOLUTION ON BEHALF OF DOWNTOWN DEVELOPMENT AUTHORITY**

The Chair of the DDA Richard Wagner was at the meeting if there are any questions; Mr. Wagner explained the proposal from the DDA is seeking endorsement from the Township Boards for the purpose of a grant application to obtain up to \$500,000.00 to create a Township park.

Dorothy DeBoyer arrived at 7:40 p.m.

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John Makuch: All for a public park, obtaining the funds would be great; what did not like was letter did not say who it was from, DDA is already telling the Planning Commission what they are to say, find this unprofessional, stating who is here and who isn't before the resolution is even voted on, several verbiage lines should not be in there, states parcel of land, why can't you say where the land is?

Richard Wagner: Explained did not draft these letters, grant application received late, DDA has hired the services of Kenneth Montgomery & Associates, a copy of a generic Resolution was faxed; changed so the wording would fit with the particular governing body we were requesting authorization and endorsement, a sense of urgency and did not intend to impose our project on you.

John Makuch: Object to the manner in which you requested our help, should have been explained more thorough and suggested resolution structured in this way.

Pat Sharrow: Questioned the proposed parcel re: option to buy, purchase agreement possible prior before apprised of the grant; if property is determined to be 99% wetlands, would you still buy it?

Richard Wagner: Yes, there are species of plants the State is very interested in saving, prevent seawall erosion of the area, etc.

Pat Sharrow: Preserving it may be very limited, no room for a table or lawn chairs, would people be able to use it?

Chuck Michel: Opposed to the Planning signing something they don't know about, unanswered questions: how it will be developed, cost to the Township over the next ten years to maintain, could end up being a garbage dump, another place for kids to hang out.

Chairman Getman: One government body talking to another government body and you cannot disclose where the property is?

Richard Wagner: Explained the reasoning behind this.

Chairman Getman: Not knowing where the property and what the zoning is, we could be guilty of violating our oath of Office, have to know what the zoning is and what is on each side of the parcel and the use.

Pat Sharrow: Planning Commission deals with land use.

Planning Consultant Linda Anderson: Unaware where the land is could not do a typical review if something is conforming, Commission may be more comfortable if had waited until the location could be identified.

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MOTION BY SHARROW, SUPPORTED BY MAKUCH THAT THE PLANNING COMMISSION ADOPT A RESOLUTION TO RESOLVE TO ENDORSE AND SUPPORT THE CLAY TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY TO FILE A JOINT GRANT APPLICATION WITH THE ST. CLAIR COUNTY PARKS & RECREATION COMMISSION TO ATTEMPT TO OBTAIN WATERFRONT LAND THAT WILL BENEFIT THE RECREATION NEEDS OF THE CITIZENS OF CLAY TOWNSHIP.

Discussion:

Ed Keller: Concerned DDA already has the property chosen.

Richard Wagner: Pointed out support from the government bodies within the Township for a waterfront park will help in the grant application, locked into an appraisal price on the property.

Pat Sharrow: secrecy of the location does not go over well.

Linda Andersen: Comments regarding State grants.

Dorothy DeBoyer: Would this have any affect on the future building of the bikepath and the monies that would be available for the bikepath or nature path?

Richard Wagner: No affect, looking at M-29 as a total reconstruct.

R/C VOTE ON THE MOTION: AYES: SHARROW, DEBOYER, KELLER, COOPER, O'CONNER, ANTKOWIAK. NAYS: MICHEL, GETMAN, MAKUCH. **MOTION CARRIED.**

8. CHAIRMAN'S REPORT

A couple new members have joined the Planning Commission Board, explained the importance of following the structured parliament procedures.

9. PLANNING CONSULTANT'S REPORT

Report of the Informal Open House held on the Island to review the draft of the Zoning Ordinance and map, went very well, had a lot of visitors all from the Island.

Will have the Clay Township Annual 2001 Report at your January meeting, copy to the Board and Township Board.

Date for the annual dinner.

Schedule the 2nd Informal Open House in January: JANUARY 23, 2002. WEDNESDAY. 3:00 P.M. TO 7:00 P.M. in the Clay Township Board Room.

Note: If no Work Shop scheduled, may set up the annual dinner for that evening.

10. PLANNING COMMISSION COMMENT

Thank you to Louise Cooper for the cookies.

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11. **PUBLIC COMMENTS**

Rich Baker: Time is now for the township to acquire some of this premium land; if it weren't for the DNR, Township would not have any access to the water.

Chairman Getman: Comments regarding the SEMCOG reports and the old DeMars property.

12. **ADJOURNMENT**

Moved by Michel, supported by Makuch, **MOTION CARRIED**, to adjourn the meeting at 8:35 p.m. AYES: All. NAYS: None. ABSENT: None.

Valerie J.
Kulba
Recording
Secretary