

MINUTES OF THE CLAY TOWNSHIP PLANNING COMMISSION MEETING HELD ON JANUARY 9, 2002 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 7:35 p.m.
2. Roll call: Present: Chairman Mark Getman, Vice-Chair Dorothy DeBoyer, Secretary John Makuch, Pat Sharrow, Chuck Michel, ~~Diana Decker~~, Louise Cooper, Anthony Antkowiak, ~~Gerald Keller Edward Keller~~ (Amended 2-13-2002 VGK), Absent: Sandra O'Conner (arrived at 7:45 p.m.)
3. **Communications:** Mark your calendars if any Board Members wish to attend the St. Clair County Metropolitan Planning Commission Annual Winter Workshop will be held Thursday, February 28, 2002, 6:30 p.m. - 9:30 p.m.

Board members have received correspondence from the DDA of responses to the proposed Ordinance 89, read over at your leisure.

4. **Approval of the December 12, 2001 Minutes:**

Moved by Michel, supported by Antkowiak, **MOTION CARRIED**, to approve the December 12, 2001 minutes with a correction to the minutes to Item #5. Approval of Planning Commission Meeting Dates for 2002; R/C Vote should indicate Dorothy DeBoyer was absent, did not arrive until after the motion was voted on. AYES: All. NAYS: None. ABSENT: None.

5. **Extension Request: Pearl Beach Waterfront Estates**

Chairman Getman: Applicant is requesting an extension on site plan consideration for Pearl Beach Waterfront Estates, questioned why did not receive anything in writing for the request.

Applicant Karl Dornburg: Out of town, called Marie Johnson and she put on agenda; Bylaws are being drafted, engineer working on the plans; another sixty (60) days would be sufficient.

MOTION BY SHARROW, SUPPORTED BY MICHEL TO EXTEND THE CONSIDERATION FOR A SITE PLAN FOR PEARL BEACH WATERFRONT ESTATES FROM SIXTY (60) TO NINETY (90) DAYS AS REQUESTED. AYES: ALL. NAYS:

NONE. MOTION CARRIED.

6. **PUBLIC HEARING: SPECIAL APPROVAL LAND USE:**

BURGER KING PTE. TREMBLE & NOOK ROAD

Chairman Getman called the public hearing to order; explained the procedure to follow regarding a public hearing.

Petitioners Jim Cummins and Chuck Kriss: Special approval land use for a drive through window at the corner of Nook and Pte. Tremble Road.

Mr. Petit, 9403 Nook Road: Live directly across on Nook Road, confused about the location, what is going to happen with widening this area for the whole project going in.

Chairman Getman: Defined the location to the gentleman; traffic light will be in place, entrance to the strip mall across from the launch site; traffic routed through the service drives of the strip mall, do not support allowing additional driveways; Nook Road going to be made wider at the intersection.

Sandra Mondello, 2653 Pte. Tremble Road: Live close to the traffic light, not beneficial for the Township, object to the Burger King.

Cindy Kirkpatrick, Wright Drive: Questioned why was that location chosen for the traffic light rather than the Nook & Pte. Tremble Road intersection?

Sandra O'Conner arrived at 7:45 p.m., late due to car accident traffic.

Michael Kras: Explained the reason per M DOT.

Close the public hearing at 7:45 p.m.

Applicant Chuck Chris: Questioned Turn-Key allow us to use their service drive?

Chairman Getman: Per traffic study regulated by light on M-29, drive 50' from Nook Road too close, cannot have a separate drive, use the shopping centers service drive for ingress/egress; Turn-Key notified are required to apply for a new special approval land use, conditions could be set that would require their service drive used by Burger King.

Pat Sharrow: Turn-Key had indicated to us were purchasing all the property, would have to consider that lot as part of the strip mall; condition of the S.A.L.U. for Turn-Key was a 3rd lane on Nook Road, not shown on this map; sidewalk running across the property East on M-29, should also be a condition for the Burger King.

John Makuch: Questioned hours of operation and lighting.

Chairman Getman: Restrictions on hours can be done through the S.A.L.U. conditions.

Consultant Linda Anderson: No comments, notes added to the plan itself.

MOVED BY SHARROW, SUPPORTED BY MICHEL TO POSTPONE A DECISION ON THE SPECIAL APPROVAL LAND USE FOR BURGER KING FOR THE PTE. TREMBLE AND NOOK ROAD LOCATION UNTIL A SITE PLAN HAS BEEN RESUBMITTED TO THE PLANNING COMMISSION WITH THE ITEMS SPECIFIED:

- A 3rd traffic lane on Nook Road, last 200' per the traffic study will be in place.
- A bikepath/walkway (asphalt) will exist from Nook Road east to the end of the property line owned by applicant.
- Ingress/Egress drives to the Burger King indicated using the service drive for the strip mall.

AYES: ALL. NAYS: NONE/ABSENT: None **MOTION CARRIED.**

7. SITE PLAN CONSIDERATION - BURGER KING PTE TREMBLE & NOOK

MOVED BY MICHEL, SUPPORTED BY MAKUCH TO POSTPONE THE SITE PLAN FOR THE BURGER KING LOCATION UNTIL THE SITE PLAN IS IN ITS CORRECT STATE AS DISCUSSED.

AYES: ALL NAYS: NONE/ABSENT: NONE.

MOTION CARRIED.

Chairman Getman: For the record received a letter in opposition from M. Hornung, 2827 Pte. Tremble Road.

8. CHAIRMAN'S REPORT - None.

9. PLANNING CONSULTANTS REPORT

2001 Annual Planning Commission Report for Township Board and Planning Commission summarizing the over the year particular things that Wade-Trim was involved with, results and comments.

10. PUBLIC COMMISSION COMMENTS

Pat Sharrow: Clay Commons Site plan approved 2/14, time has expired, should be contacting Planning Commission for an extension.

Michael Kras: Having problems with the Drain Commission, waiting for an action from Fred Fuller.

11. PUBLIC COMMENTS

Cindy Kirkpatrick, Wright Drive: Inquired where the purchase of land was up to what point?

Chairman Getman: Turn-Key does have to come back in and re-address the area.

12. ADJOURNMENT

Moved by Michel, supported by DeBoyer to adjourn the meeting at 8:11 p.m. AYES: All. NAYS: None. ABSENT:



Valerie J. Kulba Recording Secretary