

MINUTES OF THE CLAY TOWNSHIP PLANNING COMMISSION MEETING HELD ON FEBRUARY 13, 2002 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.
Kevin Allen, Wade-Trim Planner and Zoning/Planning Administrator Karen Missavage.

3. **Communications:**

Upcoming Workshops:

Information received from Clerk re: St. Clair County Metropolitan Planning Commission, 10th Annual Winter Workshop – Thursday, February 28, 2002 – 6:45 p.m. – 9:30 p.m.
Any Planning Commission members wanting to attend notify the Clerk.
SEMCOG Spring Workshops will be held at the St. Clair Intermediate School District, March 7, 5-7 p.m.

4. **APPROVAL OF MINUTES OF THE JANUARY 9, 2002 MEETING:**

Moved by DeBoyer, supported by Michel, to approve the January 9, 2002 Planning Commission Minutes with the following amendments:

Roll Call: Remove Diana Decker from the roll, change name from Gerald Keller to Edward Keller.

AYES: All. NAYS: None. ABSENT: None.

5. **REQUEST FOR EXTENSION: CLAY COMMONS PROJECT – NOOK ROAD**

Moved by Sharrow, supported by Michel to grant a six-month extension to the preliminary status for the Clay Commons Project on Nook Road.

AYES: All. NAYS: None. ABSENT: None.

Comment from Clay Commons' owner Andrew Lucas: Original site plan didn't have the pond, can we go back to the site plan without the pond?

Chairman Getman: Last site plan approved in February, 2001 was with the pond, any changes to this original site plan, you would have to it amended.

6. **ORDINANCE REVIEW:**

Planners Kevin Allen and Linda Anderson: consolidated the opinions and comments from the two informational meetings held on Ordinance 89 changes. Board members reviewed these comments.

● Article II - Definitions:

Building Height: re: height measured from the Army Corp benchmark or the average grade. Board discussed in length the more efficient method.

- Unobstructed View: Unobstructed yard space, deciduous trees could be allowed if are pruned to keep visibility open. Board agreed.
- Depth to Width, not adequately defined: Can't see any problem with the wording, stated the same in the State Division Act.
- Sheds not adequately addressed: concern was blocking the view for people living in adjacent houses, under RS allowed to put sheds; addressed in specific zoning districts.
- 3.02 Army Corp bench marks
- 3.05 Deck height cannot be more than 9", discussion followed, consensus was this 9" height restriction should be addressed.
- 3.12 Reference just a to the R1A and R1C
- 3.13 Commercial and industrial; want to leave that one alone.
- 3.20 Temporary residents, should or should not specify trailers? Referred to the definition of building, need more cross-referencing.
- 3.25 Add farm to building to the heat exception list, assessory building cannot be larger than the primary building; 10' high barn, its side yard can go 1" higher there, minimum of 5-acres.
- Article 18: Schedule of Regulations:
 - 18.02: Is too deep, allow a 5-1 ratio, why would 326' be too short, would be contradicting ourselves, this is for those larger lots.
- 18.3 Subsection 4: Referred to side and rear lines, private canal into the center of the water; St. John west side is the only place you can measure from the canal; leave that one alone.
- Subsection 5 (side yard set backs): Make it clear this is the total of both sides, 15' total of the two, leave it alone.
- Article 21, page 144: Farm building should be exempt from site plan review procedure; Board agreed should not put this in.
- Article 25-05, page 181, amend to read should be taken to the Zoning Ordinance, add the word "zoning" to it.
- Article 27.02, page 185: ZBA membership
- Subsection 4: redundant, don't see the harm in leaving it in there; making a point, not contradicting anything, high light it.

Map changes: refer that over to the Ordinance Review Committee to look at those.

Pat Sharrow: When can we schedule a meeting with the Township Board?

Kevin Allen: Should have changes completed.

Chairman Getman: 2nd Meeting March, Planning Commission will have the Ordinance, finalize it and give it to the Township Board, give it to the Board and ship it to the Board and attorney again.

Master Plan will need to be amended in the future, concerns and some conflicts regarding the revised Ord. 89, this would require a public hearing.

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

9. **PLANNING COMMISSION COMMENT:**

Pat Sharrow extended a welcome to the new Township Zoning/Planning Administrator Karen Missavage.

Pat Sharrow: Remarked Planning Commission was not formed under the Municipal Planning Act, details vary slightly.

Chairman Getman: Explained how this happened.

PUBLIC COMMENTS:

Richard Baker, Stone Road: Questioned Island ownership years ago.

Pat Sharrow: Cited some early history re: surveyed land in the 1890's, etc.

Richard Baker: Cottage in the Flats, did the Township know that was privately owned?

Pat Sharrow: Flooded and the State took it back, probably what happened; taxes not paid it goes back to the State.

Karen Missavage: Referred to wireless communication facility, requirement that carriers would have to look at public owned land first, would receive the revenue from the 30 year lease, \$1,000 a month depending on the carrier.

Board members gave some of the problems the Planning Commission has encountered with the communications towers.

Karen Missavage: limit the radius a mile apart; revenue goes to the jurisdiction for parks and recreation.

ADJOURNMENT:

Moved by Michel, supported by DeBoyer to adjourn the meeting at 8:55 p.m. AYES: All. NAYS: None. ABSENT: None.

Valerie J. Kulba
Recording Secretary