

MINUTES OF THE CLAY TOWNSHIP PLANNING COMMISSION MEETING HELD ON FEBRUARY 27, 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.

Also present is Wade-Trim Planner Linda Anderson, Planning/Zoning Adm. Karen Missavage and Building Adm. Mike Kras.

3. **Communications:** None.

4. **APPROVAL OF THE FEBRUARY 13, 2002 MINUTES:**

Moved by Cooper, supported by Michel to approve the February 13, 2002 Minutes as amended:

- Correct the spelling of Wade-Trim Planner from Kevin Allen to Kevin Lawrence in two places (Page 1 and Page 3).
- Page 2 - 3.05 (Decks) change to read "Chairman Getman water side is not....."
- Page 3 – Subsection 5 (side yard set backs) add the following statement to clarify the 15' – "with 15' total with 5' minimum"
- Page 3 - Article 25-05, eliminate the word "read" in the sentence
- Page 3 – halfway down, Chairman Getman: statement should be as follows ".....ship it to the County Planning Commission....."

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

MOTION CARRIED.

5. **ZONING ORDINANCE REVIEW**

Planner Linda Anderson updated the Planning Commission; text changes made, ready to assemble 25 bound copies for the public review; need the map changes.

Chairman Getman: No changes on the Mainland only on Harsens Island, will meet with the Assessor to clarify a few things.

Zoning Ordinance Review comments:

Pat Sharrow:

- Page 148, basis for site plan approval, 2nd paragraph A, 21.04; site plan committee sends a letter recommending approval or permission of approval, that is contrary to what the site plan committee is for; change it to read: "Site Plan Committee recommends the site plan is complete and ready for review."
- Page 82, Section 18-02, Subsection 4; questioned the sentence "maximum building coverage shall be 30%, building lot applies only to special approval land use structures", when did that happen?
Linda Anderson: Strike the words after the 30%.

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- Page 39, Section 3.04 Corner clearance; tree remarks, questioned the 8' above the road has to be kept trimmed; consensus was it is understandable.

- Page 37, 3.01, Subsection 1 “..... the accessory building structure shall not be erected in any front or required front.....”; does this mean just the front or the entire front yard, many homes on M-29, garages are the front yard.

Discussion followed: need to start making provisions for subdivisions and canal fronts; have to make exceptions for some of the zoning districts; suggestion was to designate in the specific zoning district; Linda Anderson if you refer to Section 3412 it states “..... if there is a structure within 300' in either direction.....”, we may be able to take a stand based on this statement.

Chuck Michel: Deck requirement if over 9”.

Mike Kras: Explained encroachment of decks on an average setback.

Chuck Michel: Not any type of a roof on a deck, what is considered a roof?

Discussed further the definition of a roof deck.

Mike Kras: Explained once you put a roof over a deck, requires a full foundation.

Chuck Michel: Discussed the Army Corp Bench mark as the grade average, still have a problem using this measurement.

Lengthy discussion followed.

Technique used to determine the open and obscured side yard measurement and the advantages of using one over the other; canal lots would like the corner measurement; corner easier to handle.

Chairman Getman: Will make the change to the corner measurement and not use the 45° angle measurement from the center.

Linda Anderson: Changes should be made within four working days

Chairman Mark Getman: Joint meeting with the Township Board to discuss and review Zoning Ordinance will be held on March 27, 2002, will contact Clerk Pellerito and set it up.

Planning Commission will hold one public hearing in April at the Algonac School.

Draft copies will go to the Board and Attorney before the joint meeting.

6. **CHAIRMAN’S REPORT:** None.

7. **PLANNING CONSULTANT’S REPORT:** None.

8. **PLANNING COMMISSION COMMENT:**

John Makuch: Remarks re: The Curves business opening up, building was always in use, continuing the use of the building.

Pat Sharrow: Report from Mike Kras that is given to the Township Board would be a good report for Planning Commission members.

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Tony Antkowiak: Questioned site plan received.

Chairman Getman: Sent in error.

Discussion briefly what are the duties of the Zoning/Planning Official.

Mike Kras: Folkert Road property issues regarding the industrial use.

Lengthy discussion of Channelview: new sign put up, zoning, like to see an additional entrance to the Park from Folkert Road. Pat Sharrow explained rezoning of Channelview in the late 1970's, agreement signed with Kolhmorgan.

Karen Missavage, Planning/Zoning Adm. Will do some searching into the subject.

9. **PUBLIC COMMENTS:**

Karl Dornburg: Pearl Beach Condominium By-Laws are ready for the Commissioners if I could pass them out.

Chairman Mark Getman: Please bring them to the Office and they will go out in the packet with the other materials for the March 13, 2002 Planning Commission meeting.

10. **ADJOURNMENT:**

Moved by Michel, supported by DeBoyer to adjourn the meeting at 8:45 p.m. AYES: All. NAYS: None. ABSENT: None.

Valerie J. Kulba
Recording Secretary