

MINUTES OF THE CLAY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING HELD ON WEDNESDAY, MARCH 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 Chairperson Mark Getman at 7:30 p.m.
2. Roll Call: Present: Mark Getman, Sandra O'Conner, Louise Cooper, Dorothy DeBoyer, Patricia Sharrow, Chuck Michel, Edward Keller, Tony Antkowiak
ABSENT: John Makuch, excused; ALSO PRESENT: Wade-Trim Planner Linda Anderson, Planning/Zoning Adm. Karen Missavage, and Building Adm. Mike Kras,
3. **COMMUNICATIONS:** None
4. **APPROVAL OF February 27, 2002 MINUTES:**
Moved by DeBoyer supported by Michel.
MOTION carried to approve February 27, 2002 minutes.
AYES: All NAYS: None ABSENT: John Makuch
5. **SITE PLAN APPROVAL**
Colony Bowl Fun Center, 4962 Pte. Tremble.
Getman: According to engineer, site plan short 32 parking spaces. Ordinance requires 5 parking spaces for each bowling lane, makes 100. 3 spaces for each hole in miniature golf course equals 54. Total needed 154, they have 122. engineers computation does not consider the bar and restaurant portion. **Michel** is concerned with regard to 30 foot high light pole. Planning commissions discretion to determine buffer, if needed. **Sharrow** brings attention to legal description of Petitioner's property line and resident behind property with regard to shed encroachment. There is an error somewhere, but not a Site Planning issue. Sound barrier issues brought up, evergreens suggested. **Antkowiak:** Suggests a stipulation that the bowling not be open during times the golf course is open, to solve the parking issue, due to a space problem. **Getman:** That would need to be a special approval. **Sharrow:** We need to look into a few minor things, Ordinance requires parking bumpers so cars can't protrude into pedestrian areas, into green belts. Need to look at area along sidewalk with doorway of the clubhouse. Not safe. Possibly handicapped spot, labled 18 be removed. Also, water on the course, where are those lines?

Motion by Sharrow supported by Michel: Motion to postpone a decision on this until our next regular meeting and tell the Petitioner that we would like to work with him to develop this, but we will need a site plan with some additional parking, total of 178 parking spaces. Also showing where the boundary between C-1 and R1-A is on the east side indicating a buffer containing the basket weave fence and obscuring evergreen trees, such as spruce and so forth, which would grow thickly together and tall to block light. Also need indication of a pedestrian thorough-way from the clubhouse door to the lot, to the golf course indicating parking bumpers in areas such as that so that cars cannot

protrude into the pedestrian area or on sides so they cannot protrude into the green belts, and so forth. I think the lights are satisfactory, but also need to indicate if there will be any additional or different signage. Also need indication for sure that there is the 20-foot buffered area, especially in the northeast corner

Discussion: Michel: One request, Karen, would we get some reviews from the police, fire, water by next meeting? **Missavage:** Yes.

AYES: All NAYS: None ABSENT: Makuch

6. **LOT SPLIT: 02-01 Timothy Forys, 9560 Pearl Beach Blvd.**

Resident Avers present **Getman:** Barb indicated everything is okay.

Resident Avers, adding B to C. **Sharrow:** This is actually not a split, it's a property line adjustment.

Motion by Michel supported by Cooper, to grant request for recommendation for lot split, and recommending to the Township Board that Planning Commission is not concerning itself with the depth to width ratio because it is a property line adjustment rather than a lot split.

AYES: ALL NAYS: NONE ABSENT: Makuch

LOT SPLIT: 02-02 JAMES ALFANO, 5878 Pte Tremble Road

Resident present

Motion by Sharrow supported by Antkowiak to recommend we approve if it goes to ZBA and receives a variance for the unusual circumstances, either a variance for its rear yard which is insufficient, or an interpretation from ZBA, because Maynard Court could be used as a front yard and it would be sufficient.

Discussion: Deboyer: Property does have address for Pte. Tremble Road, and that would have to be changed. Getman: ZBA can't change that. The owner can make the property on Maynard, but would have to apply for an address. Resident: If it was a problem with the backyard, I would make an indentation where it would give enough footage. In other words, bring a line say 70 feet, and indentation, and pick it up at 70 feet. Getman: If they grant you a variance, you don't need a survey, etc., additional costs.

AYES: ALL NAYS: NONE ABSENT: Makuch

7. **CHAIRMAN'S REPORT:** I just wanted to remind the Planning Commissioners that our next meeting will be a joint meeting with the Township Board, and the only thing on that agenda is the review of the new Ordinance, and so the Board can give us their comments on it.
8. **PLANNING CONSULTANT'S REPORT:** None

9. **PLANNING COMMISSION COMMENTS:** **Deboyer:** I would like to say that I went to the St. Clair County Planning Commission Seminar up in Port Huron, and there was discussion on how to avoid lawsuits, very informative. They have a web site where we can download information. There was a general feeling among board members that sometime we should have a sort of in-house seminar to bring new people up to speed on what their responsibilities are. It was stressed how important and a responsible position this is to be in. **O'Connor:** I would like help in better understanding the site plans. **Anderson:** For a site plan, before you even get started, lay the site plan and imagine that you are going there; that you are parking your car, and you are walking or you are driving through there. In the case of like a gas station, there are other cars moving around, is there a safe way for you to move around. How is traffic going to get in there from the street. Put yourself looking down at that. Look at how people are going to move around. Is this a safe site? Is the lighting adequate for me. Always visit the site. **DeBoyer:** Another thing that was brought up is identification badges.

10. **PUBLIC COMMENTS:** None.

11. **ADJOURNMENT** MOVED BY MICHEL SUPPORTED BY DEBOYER .

MOTION CARRIED, TO ADJOURN THE MEETING AT 8:30 P.M.

AYES: ALL NAYS: NONE ABSENT: MAKUCH

Kelley Nader
Recording Secretary