

MINUTES OF THE CLAY TOWNSHIP PLANNING COMMISSION SPECIAL MEETING  
HELD ON APRIL 17, 2002 AT 7:30 P.M. IN THE CLAY TOWNSHIP BOARD ROOM, 4710  
PTE. TREMBLE ROAD, CLAY TOWNSHIP, MI 48001.

1. Meeting called to order by Chairman Mark Getman at 7:30 p.m.
2. Roll Call: Present: Chairman Mark Getman; Vice-Chair Dorothy DeBoyer, Secretary John Makuch, Pat Sharrow, Sandra O'Conner, Chuck Michel, Louis Cooper, Edward Keller.  
Absent: Anthony Antkowiak (excused).

3. Communications:

For the record, Chairman Getman stated the names and addresses of the letters received regarding comments of a future miniature golf course to be considered at the Colony Bowl property:

- Don Double, Sr., 2839 Taft Road
- Pauline & Joe Dueweke, 4913 Taft Road
- Mrs. Malik, 9651 Shady Lane
- Anne Guillery, 9661 Shady Lane
- Margaret Grabowski, 9672 Shady Lane
- Joe and Christine Cortis, 9630 Shady Lane

All Planning Commission members have reviewed these letters. Assured citizens present, know you have concerns, Planning Commission members are well aware of ordinance requirements as to barriers, light and sound control, etc.; your concerns will be definitely discussed tonight. Applicant has gone before the ZBA, explained applicant's right to have a special meeting, otherwise would have to wait until May.

**OLD BUSINESS:**

**SITE PLAN CONSIDERATION FOR COLONY BOWL FUN CENTER  
4962 PTE. TREMBLE ROAD**

Usually site plans are reviewed by Wade-Trim, do not have consultant report; issue last time was enough parking (ZBA granted applicant a variance allowing 143 parking spaces).

Chuck Michel: Questioned who is the owner of the property.

Stated the corporation's name is Boco Inc.

Discussed Fire Chief's report: could not service the building in the rear if there were a fire; in a desperate emergency of a fire in that building, if necessary, the fire truck could be driven across golf course to get to it?

Answer: Trees and things above the ground, fire truck could crush if had to.

20' easement between corner of building and property corner, truck should be able to fit.

Fire Chief's concern is rear drives if have a gate, possible key could be given to the Fire Department for emergency entrance?

Dorothy DeBoyer: Assessor Barbara Schutt pointed out a question on the existing building encroaches on the Colony Bowl property, it does not; where it is showing the lot line on here is incorrect, that lot line can run right straight across, there should be no jog, on the plans it states legal description is per tax description, found tax description is wrong, measurements were taken from middle of the road, should have been taken from edge of the road, were off by 33'; old records researched, property line is not correct on here, there is no encroachment.

Pat Sharrow: The Assessor will be changing those records?

Answer: Yes.

Dorothy DeBoyer: Property was sold for the bowling alley, Angus Heath owned at the time and his house was moved back, measurements put on show that jog, the tax records will be changed.

Chuck Michel: Problem with the light pole height of 31' and light wattage to be used.

Pat Sharrow: Per Mike Kras, a study called photo metric lighting study can be done, will show how the light contained on the property with a minimum of spillage over into the adjoining properties, would have to provide sufficient light for the applicant's needs; better to have lower poles, Building Inspector to assure that the photo metric study is performed; site plan only shows one barrier, perhaps a double barrier would block some light escaping into the neighbor's yards.

Applicant: Servicing of 30' light poles would be too much; likely will lower them to a 20' pole, lighting study has been done already, it is on the back of the site plan.

Pat Sharrow: Leave it to the Building Inspector to make the decision if their study is satisfactory or if he would want a second opinion from Township Attorney.

Applicant willing to cooperate with Township as to the lighting situation on the miniature golf course to make it workable for their commercial use and the neighbor's consideration.

Pat Sharrow: Since is not a S.A.L.U. cannot stipulate hours, have heard concerns.

Applicant: Close by 10:00 p.m. and let those customers finish up their game, should be closed by 11:00 p.m. to 11:30 p.m. Will be no music or food on the premises.

If excessive noise would come under the Township's Noise Ordinance.

Chuck Michel: Do you have a swale big enough along that side to carry the water down the tube to the ditch?

Applicant: Going to pave to the lot line where the swale comes to the 5' sidewalk for the handicap.

Chuck Michel: Fire Chief concerned about the loading zone, left clear.

Pat Sharrow: Doesn't appear would block the doors or the sidewalk going east; at last meeting concerned about the parking place in front of the doors to the club house, they have removed that and have made a pedestrian walkway, a good safety factor.

Discussion regarding what kind of berm should be required along the boundary lines on the north side, all the residential property on Taft Road that abuts this property should be separated by the wall.

Chuck Michel: Like to see line moved a 1' south to be in compliance with the Ordinance; greenbelt has to be 20' wide, commercial has to be 25' from the development.

Consensus of Planning Commissioners was a masonry wall and trees, wooden fences in a few years deteriorate.

MOTION BY SHARROW, SUPPORTED BY MICHEL, TO APPROVE THE SITE PLAN FOR COLONY BOWL FUN CENTER, 4962 PTE. TREMBLE ROAD AS PRESENTED WITH THE FOLLOWING CHANGES:

- PARKING LOT WILL BE RESTRIPE;
- THE LIGHTING WILL BE SUBJECT TO A PHOTOMETRIC LIGHTING STUDY APPROVED BY BUILDING INSPECTOR AND/OR AN ENGINEER, IF NECESSARY;
- SIX (6) FOOT MASONRY WALL INSTALLED EXTENDING ON ALL BORDERS OF RESIDENTIAL PROPERTY PLUS THE EVERGREEN PLANTING 5'-6' IN HEIGHT AS SHOWN ON THE PLAN ALONG THE ENTIRE WALL OF THE RESIDENTIAL PROPERTY.

ALL IN FAVOR OF THE MOTION:

AYES: ALL.

NAYS: NONE.

ABSENT: Tony Antkowiak (excused).

Chairman Getman: Since this is a special meeting, will forego the Chairman's Report, Planning Consultant's Report and Planning Commission Comment on the Agenda.

#### 8. PUBLIC COMMENT:

Cindy Kirkpatrick, 9641 Wright Drive: Questioned who pays for a lighting study?

Chairman Getman: Applicant is responsible for the cost.

Cindy Kirkpatrick, 96541 Wright Drive: Questioned the removal of the greenbelt at Dr. Chung's Office, changed from multiple residential to business.

Chairman Getman: Limited to what we can talk about at a special meeting, will look into this.

Pauline Dueweke, 4913 Taft Road: Appreciate the Planning Commission considered the viewpoints of the residents.

Chairman Getman: Always interested in what the residents have to say.

Don Double, 2839 Pte. Tremble Road: Business is next door to the Colony Bowl, paving in the front extending to the lot line, all you will achieve is swale; the elevation and our parking lot is about a 1' difference, paving that close will cause a problem.

Chairman Getman: He will not be allowed to drain on the neighboring property.

Joe Dueweke: Concerned about the masonry wall how it will look to the residential side.

Pat Sharrow: New Ordinance will require barrier wall be presentable on both sides, currently under the old Ordinance this would not apply.

John Makuch: Wooden fence would have to be maintained, masonry wall is a better way to go.

Joe Cortis, 9630 Shady Lane: Questioned why Wade-Trim, consultants did not give an opinion on this site plan?

Chairman Getman: Supervisor McKoan IV said to let the new Zoning & Planning Adm. Handle it, reviewed by her.

Joe Cortis: Wade Trim never really saw the site plan.

Pat Sharrow: Stated residents are more vulnerable when you live near a commercial piece of property that someday it will be developed.

## 9. **Adjourned**

Moved by Michel, supported by DeBoyer, **MOTION CARRIED**, to adjourn at 8:20 p.m.  
AYES: All. NAYS: None. ABSENT: Antkowiak.

Valerie J. Kulba  
Recording Secretary

