

MINUTES OF THE CLAY TOWNSHIP PLANNING COMMISSION PUBLIC HEARING HELD ON APRIL 24, 2002 AT 7:30 P.M. IN THE ALGONAC HIGH SCHOOL AUDITORIUM, 5200 TAFT ROAD, CLAY TOWNSHIP, MICHIGAN.

ROLL CALL:

PRESENT: Chairman Mark Getman, Secretary John Makuch, Chuck Michel, Pat Sharrow, Sandra O'Conner, Edward Keller II, Tony Antkowiak.

ABSENT: Dorothy DeBoyer (excused).

Also present: Wade-Trim Consultants Linda Anderson and Kevin Lawrence.

Citizens Present: Twenty (20).

Chairman Getman opened the Public Hearing for the purpose of reviewing the proposed Zoning Ordinance. The purpose of the hearing will be to receive public comment related to the proposed Township Zoning Ordinance update.

Explained the procedure to follow when addressing the Board.

Open the Public Hearing:

Robert Williams, 2007 Stewart, Harsens Island:

Several items would like to cover:

- At informal hearings under the impression these maps were to be master plans rather than zoning maps.

Chairman Getman: No, those maps go along with the zoning ordinance, have a master plan about 10 years old, next step would be to coincide the master plan with the ordinance.

- Article 21, Section 2110, Site plan review should be reviewed by the 3-member site plan committee headed by the chair; usually in other communities the procedure to establish a committee is a separate ordinance.

Chair Getman: Townships are governed by State Statute, Planning Commission can adopt its own procedures, rules of operation, for 15 years have had a site plan review committee.

- Page 20, illustration 2-5, shows how lot width is defined: possible that one of the designations may not be what you intended, referred to a street at the top of the page down on the left side, three lots on it, the middle of those three lots, width is designated, looks a lot like the lot depth, could be misconstrued at a later time if not clarified.

Chairman Getman: Yes, you are right, thanks for pointing that out.

- Proposed ordinance definition of "building" does not coincide with the township building code, think that in the various ordinances should concur with one definition of the word "building".

- Definition of ag. or business, ag. equipment, sales and service and ag. storage facilities, these definition terms were coordinated with the Farm Bureau; Clay Township Building Code definition of an ag. storage facility is different than your proposed ordinance, again feel there should be coordination with these definitions throughout the ordinances in the Township; not clear by reading through the ordinance what the differences are between farm buildings, ag. storage facility, what is the difference between farm buildings and an ag. business, not really clear.

Chairman Getman: Explained there are differences between a farm and an ag. business, want to cover everything, some people have multiple uses with farms, there are differences and some do overlap.

Robert Williams: In the Ord. did not find ag. equipment, sales and service facilities even though did have definitions for them, could you tell me where these words might be occurring in the Ordinance?

Linda Anderson: Would have to search the book.

Robert Williams: Current ordinance states principal permitted uses in all residential districts includes farms that are now going to remain in the R1 District but code has changed and now under S.A.L.U., not a good idea to take properties that are already established legal uses acting as principal uses and change the ordinance so that those properties would be special approval land use; unfair to make these properties illegal when were permitted use before.

At the informal hearings, that a proposed ord. was not intended to change the way farms are treated in the ord., any provisions within the ord. should continue to apply to farms and those provisions which don't apply to farms would continue to not apply to farms.

Consultant Linda Anderson: A lot of regulations that were kept in, but as far as changing particular district that could have changed.

Robert Williams: Stated specific examples under Principal uses permitted under residential districts regarding farms: was it the intent to take that section out of the code? Could not find it anywhere in Ordinance, personally would object to having it removed.

Linda Anderson: Have to take that under advisement.

Chairman Getman: It is intended for that to be in there.

Robert Williams: Current Ordinance Site Plan Review Section 1001 states site plan review is not applicable to farming activities, could not find that section in the new Ordinance, hope it would remain in the code.

Chairman Getman: Intention to leave it in there, both those statements should be in the new Ordinance.

Don Double, 2839 Pte. Tremble Road: Reviewed the map changes, concerned with boundary lines of the small business we have at 4930 Pte. Tremble Road, map color in red appears to cut our property in two and the property of Colony Bowl, definition of that boundary should be determined by the property description rather than what is on the map.

Chairman Getman: This map was based on the old one, will look at those lines and make sure it is drawn correctly.

Don Double: Map does not show residential properties on the west side of Shady Lane.

Chairman Getman: Will be looking at those things, glad you pointed these out.

Chairman Getman: Anything that is now commercial was not changed to a noncommercial use, went into detail of the new commercial/business districts formed and other noted map changes.

Richard Szefer, 8812 Anchor Bay: Expressed disappointment in the change in the lot size requirements, think you are trying to stop development in the Township.

Chairman Getman: People do not want a lot of development, more sparsely developed areas, explained why changing so much of the residential zoning on Harsens Island, trying to discourage the development into small lots.

Pat Sharrow: Is the person making the comment aware of the section in the Ordinance regarding lot average?

George Clark, 7068 Trumble Ln., St. Clair, MI: Dissatisfied that the property at 4926 Taft Road can't go to an R1A; the children growing up in this area will not be able to afford property in this area 15-20 years from now, there is going to be a need for more homes, think development should be able to build homes on a smaller lot; appears the Township does not want development.

Chairman Getman: People do not want close developments of homes, have noted your comments and thank you for expressing your opinion.

Chairman Getman: Any more public comments?

Close the Public Hearing at 8:00 p.m.

Chairman Getman: Supervisor Joseph H. McKoan IV has asked me to convey his apologize for noting being present for the public hearing.

Pat Sharrow: Brought to the Planning Commission's attention Mrs. Jane Wright had a copy of a Wade-Trim report from 1992 recommending denial of a change from residential to commercial on Harsens Island since it is environmental and sensitive wetlands and soil are not capable of supporting commercial development or any other intensive development without many limitations, 95% of the Island is located in the 100-500 year flood plane; Planning Commission still agrees with this recommendation of 10 years ago by Wade-Trim, do not want commercial development there beyond what residents require for their convenience.

Moved by Michel, supported by Cooper to adjourn the public hearing at 8:05 p.m.
AYES: All. NAYS: None. ABSENT: DeBoyer (excused).

Valerie J. Kulba
Recording Secretary