

MINUTES OF THE CLAY TOWNSHIP PLANNING COMMISSION MEETING  
HELD ON MAY 8, 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 Louise Cooper, Edward Keller, Tony Antkowiak.  
Absent: None.

Also present was Kevin Lawrence, Wade-Trim Planning Consultant. Citizens present: 5

3. Communications:  
Spring Workshop Sponsored by St. Clair County Metropolitan Planning Commission, Tuesday, May 21, 2002; any interested members, contact the Clerk's Office to register.
4. Approval of Minutes of: April 10, April 17, April 24, 2002

Moved by Cooper, supported by Michel to approve the April 10, 2002, April 17, 2002 and April 24, 2002 Planning Commission Minutes.

Discussion: April 24, 2002 Minutes add Louise Cooper as present at the meeting.

April 17, 2002 Minutes amendments: page 2, mid-page Pat Sharrow's statement should read as "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 Engineer about the lighting."

Also on page 3, 2<sup>nd</sup> paragraph, include in discussion a berm required on the residential property along the east and north side of Taft Road that abuts the property should be separated by the wall.

VOTE ON THE MOTION WITH AMENDMENTS: AYES: All. NAYS: None.

Absent: None.

**MOTION CARRIED.**

5. **OLD BUSINESS:**  
**LOT SPLIT:** 01-13 ROBERT COLMAN VACANT LOT GENAW ROAD

Planning Commission's concern as to the barn per the October 10, 2001 meeting has been addressed.

MOVED BY MICHEL, SUPPORTED BY DEBOYER, TO RECOMMEND APPROVAL OF LOT SPLIT 01-13, VACANT LOT GENAW ROAD FOR APPLICANT ROBERT COLMAN TO THE TOWNSHIP BOARD.

Discussion:

Pat Sharrow: Asked applicant if he was not doing anything with Parcel "C"?

Applicant: Wanted to combine all 4 acres, barn was the hang-up, combined to the home over on Marsh Road and the original is being combined.

VOTE ON THE MOTION: AYES: All. NAYS: None. ABSENT: None.

**MOTION CARRIED.**

6. **SITE PLAN CONSIDERATION:**  
**PEARL BEACH CONDO/PTE.TREMBLE**

Chuck Michel: Do not have the engineering sheets indicating the utility lines.

Dorothy DeBoyer: Site Plan Committee required storm sewers and legal description be on the plan, these items are shown now.

Pat Sharrow: Have the condo By Laws and master deeds been brought to the attorney?

Applicant: Yes, documents given to the Township a couple months ago.

Pat Sharrow: If approved, under condo ordinance, there would be a few more steps; final approval would be done by the Township Board, Attorney would also review.

Applicant: Center copula exceeded height restriction by 3' under the present zoning requirement.

Chairman Getman: When the new Zoning Ordinance is approved, applicant could put the copulas up; will need to get permits from the DEQ, come back with an amended site plan.

**MOTION BY MICHEL, SUPPORTED BY COOPER TO APPROVE THE SITE PLAN AS PRESENTED FOR THE PEARL BEACH CONDOMINIUM PROJECT ON PTE. TREMBLE ROAD.**

Discussion:

Pat Sharrow: Advise the petitioner will follow-up with the Township Office the site plans are being forwarded to the Township Attorney for review and any other stipulations required by the condo ordinance you will be notified.

VOTE ON THE MOTION: AYES: All. NAYS: None. ABSENT: None.

**MOTION CARRIED.**

7. **CHAIRMAN’S REPORT**

Special Planning Commission meeting will be held on May 15, 2002, 7:30 p.m. consisting of a Public Hearing , site plan consideration and S.A.L.U. for two drive through restaurants (Wendy/Taco Bell) on the corner of M-29 and Nook Road. site plan consideration and S.A.L.U. ; Burger King has decided not to proceed with a business at the location.

Pat Sharrow: Questioned two free standing buildings or one.

Chairman Getman: On 5/22/2002 will do the final adjustments and hopefully give it the final preliminary approval to the new Zoning Ordinance; next County Metropolitan Plng. Comm. will have it for 30 days to review, if don’t hear any response in the designated time, will go to the Township Board for their approval.

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

9. **PLANNING COMMISSION COMMENT:**

Pat Sharrow: In the old Zoning Ordinance there is noted the description of a building permit, when it expires, Building Inspector’s responsibilities, etc.; could not find it in the New Ordinance.

Wade-Trim Planner Kevin Lawrence will check it out.

10. **PUBLIC COMMENTS:**

Richard Baker, Stone Road: Since the other food restaurant will not be there, do the same plans include taking down the three houses on Pte. Tremble, Nook Road widened and a traffic light put up.

Chairman Getman: Traffic light required part of the S.A.L.U. for the strip mall, regardless if the site plan for the Wendy’s/Taco Bell are approved or not, those improvements will be made by the strip mall per S.A.L.U.

Richard Baker, Stone Road: Access Road.

Chairman Getman: The road will be widened whether they are there or not.

11. **ADJOURNMENT**

Moved by Michel, supported by DeBoyer, **MOTION CARRIED**, to adjourn the meeting at 7:55 p.m. AYES: All. NAYS: None. ABSENT: None.