

MINUTES OF THE CLAY TOWNSHIP PLANNING COMMISSION HELD ON JUNE 12, 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, Secretary John Makuch, Pat Sharrow, Sandra O'Conner, Chuck Michel, Edward Keller.
Absent & Excused: Tony Antkowiak, Dorothy DeBoyer, Louise Cooper.
Also present was Kevin Lawrence, Wade-Trim Planning Consultant. Citizens Present: 5.
3. Communications: None.
4. Approval of Minutes of: May 8, May 15, May 22, 2002

Moved by Michel, supported by Makuch, **MOTION CARRIED**, to approve the Planning Commission Meeting Minutes of May 8, 2002 with the following amendments:

- Page 2, #6. Site Plan Consideration, correct spelling to Pearl Beach.
- Page 3, eliminate remark from Chuck Michel: Asked to be excused for the 5-8-2002 Planning Commission meeting.

Ayes: All. NAYS: None. Absent & Excused: Antkowiak, DeBoyer, Cooper.

Motion by Sharrow, supported by Makuch, **MOTION CARRIED**, to approve the May 15, 2002 Planning Commission Meeting Minutes as submitted. AYES: All. NAYS: None. ABSENT & EXCUSED: Antkowiak, DeBoyer, Cooper.

Motion by Makuch, supported by Michel, **MOTION CARRIED**, to approve the May 22, 2002 Planning Commission Meeting Minutes as submitted. AYES: All. NAYS: None. ABSENT & EXCUSED: Antkowiak, DeBoyer, Cooper.

5. **OLD BUSINESS: SITE PLAN CONSIDERATION FOR WENDY'S/TACO BELL, PTE. TREMBLE/NOOK ROAD**

Pat Sharrow: OLD BUSINESS SHOULD ALSO INCLUDE SPECIAL APPROVAL LAND USE FOR WENDY'S/TACO BELL.

Chairman Getman: Letter from the architects on this project requesting a postponement until the next Planning Commission meeting on June 26th.

Per Chairman Getman: June 26, 2002 is not available, next meeting would be July 10, 2002 before we can act on this request. Architect did submit a plan on Friday to Wade-Trim, too late for a Planner's review; plan continues to indicate two drive-through restaurants (Wendy and a undisclosed 2nd drive-through), changed traffic flow, eliminated pedestrian traffic, increased parking spaces incomplete plan does not indicate a floor plan, elevations, exterior of building, lighting; plan shows a driveway into the Turn-Key property, don't know if the architects plan on changing anything, appears they seem to think it is done; plan is for two buildings even though at the May 15th mtg. two buildings were not acceptable.

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Discussion:

Pat Sharrow: concerned over the parking spaces.

Chairman Getman: do not know the interior size and how many people restaurant will accommodate, per 5-22-2002 minutes indicated Board's comments regarding the items on the site plan not satisfied with two buildings, insufficient parking, area not large enough to accommodate the buildings, etc.

Pat Sharrow: Believe applicant feels excess parking can be obtained by using the shopping center parking area, stated reasons the Planning Commission must consider many particulars when considering a special approval land use, must look at what can be harmful to neighbors and not create any intrusion on their neighbors; Ordinance requires a 25' setback in commercial, allows parking to intrude into a portion of it, leaving at least 15', if we are going to require a 6' asphalt bikepath than is 15' efficient? This would eliminate some parking, landscaping at Nook Road is on the County right of way, need the County's permission.

Chairman Getman: Options are can act on the request to grant the extension not to June 26th or deny the site plan and the special approval land use based on the fact know it is for two buildings and applicant was already informed only one building, have not corrected traffic problems. They asked for this extension because brought the plan in late; it was done but not on time.

Pat Sharrow: Any indication that they were going to submit an additional plan?

Chairman Getman: All indications are this is the one they are submitting.

It was made very clear at the May 15th meeting two buildings are not acceptable, reason postponed so they could reconfigure the site plan for one building.

John Makuch: Wanted to see it postponed, applicant would not have to pay the fees again, public here again, good place for one restaurant, no representative at this meeting, showing no intention of changing their plan.

Moved by Michel, supported by Makuch, due to the circumstances as mentioned by all the Planning Commission members, to deny the application for both the Site plan and the Special Approval Land Use for the two buildings at Pte. Tremble Road and Nook Road location.

Moved by Sharrow, supported by Michel to amend the motion, reasons for the denial of the Site Plan and S.A.L.U.

- Not efficient parking
- Possible damage and intrusion into the neighboring commercial parking lot.
- Unclear if front set-back is sufficient.
- Unclear if traffic flow is safe
- Plus all reasons as stated in Planner's Report.

Any discussion.

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IN FAVOR OF THE AMENDMENT: AYES: ALL. NAYS: None. ABSENT: Antkowiak, DeBoyer, Cooper.

MOTION CARRIED.

Any discussion on the motion.

VOTE ON THE MOTION: AYES: All. NAYS: None. ABSENT: Antkowiak, DeBoyer, Cooper.

MOTION CARRIED.

6. CHAIRMAN'S REPORT:

No business to come before the workshop meeting on June 26, 2002; some of the Planning Commission members have suggested would like to get some direction, guidance regarding issues, questions, responsibilities, duties, procedures, etc. Linda Anderson will make the presentation.

7. PLANNING CONSULTANT'S REPORT

Kevin Lawrence: Linda would like any of the Planning Commission members to call her with specific questions you would like her to discuss at the training session on the 26th.

8. PLANNING COMMISSION COMMENT

Pat Sharrow: Wade-Trim proposal for the Master plan will be on the Board's agenda at he June 17, 2002 meeting, can't approve until the new budget begins, it will be discussed.

9. **PUBLIC COMMENT:** None.

10. ADJOURNMENT:

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

Valerie J. Kulba
Recording Secretary