

MINUTES OF THE CLAY TOWNSHIP PLANNING COMMISSION REGULAR MEETING HELD ON MARCH 24, 2004 AT 7:30 P.M. IN THE CLAY TOWNSHIP BOARD ROOM, 4710 PTE. TREMBLE ROAD, CLAY TOWNSHIP, MI 48001.

1. Chairman Dorothy DeBoyer called the regular meeting to order at 7:30 p.m.
2. Roll Call: PRESENT: Pat Sharrow, Michael Watson, Sandra O'Conner, John Makuch, Mark Getman, Tony Antkowiak, Chuck Michel, Edward Keller, Dorothy DeBoyer. ABSENT: None.
3. **Communications:** None.
4. **Approval of Minutes:** February 25, 2004

Moved by Sharrow, supported by Getman, **MOTION CARRIED**, to approve the February 25, 2004 Planning Commission Minutes with the following amendments:

- Page 3, statement by Patrick Meagher, change last word in statement to Commission.
- Page 5, statement by Tony Antkowiak, change last sentence to read as follows: "Will follow-up on Planning Commission's concerns."
- Page 5, 2nd statement by Dorothy DeBoyer, correct the spelling of "Lupenski".

AYES: All. NAYS: None. ABSENT: None.

5. **Bill Kauffman – St. Clair County Metropolitan Planning Director**

Chair Dorothy DeBoyer introduced Bill Kauffmann, Director for Metropolitan Planning Commission who will share with the Commission valuable information available and discuss a new program titled "partners in planning."

Mr. Kauffman introduced fellow co-workers Peter Mallery, Senior Planner and Trevor Floyd, GIS Analyst. Reviewed the packet distributed and the highlights like to discuss this evening, i.e. how the County views Clay, changes in Twp. and County Planning Act, County Planning Commission reviewing an amendment and Partners in Planning, etc.

Peter Mallery, Senior Planner with Metropolitan Planning Commission presentation: Reviewed the growth of Clay Township via maps of the Township, reviewed future plans, population growth, distinct difference between ML and Harsens Island, wetlands and flood plain area, commercial overview, mobile home parks, etc. He presented the Commission with a large quantity of helpful information to use with future planning within Clay Township. Outlined the items the County Planning Commission looks for in land use, extensive view of Clay Township's Land Use Plan and how this can be useful.

Bill Kauffman: Explained the "Partners In Planning Program", new program to build or strengthen existing partnership between the communities' Consultant and Planning Commissions, provide information, data and assistance. Reviewed the map handouts to the Commission members and hoping will be useful in the future.

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Next was a presentation by Trevor Floyd, GIS Analyst: Viewed samples of the many different aspects of a map the GIS can perform, same information the State of Michigan creates, important errors in this data set will reflect in the State files, very interesting maps dating back to the 1930's and the development in later years; samples of maps produced re: wet lands, farmlands, etc. can be provided to the Township in advance for zoning, lot splits (form is available to request information); Geographic Information System (GIS) is a powerful tool linking information to geography used in many useful documents, i.e. County Commissioner Districts, voting districts, census, watershed planning projects, future applications are endless the means of using this tool. Important we know what is important to the Township, power behind the GIS has the means to be so helpful, need your input what the Township wants to see.

Bill Kauffman: Thank you for inviting us and hope our program was helpful to the Commission.

Questions from Commissioners:

Chuck Michel: Can you isolate the zones on a map?

Bill Kauffman: Yes can look at them individually or combined.

Pat Sharrow: RS2 Zoning in Clay includes State Park, preservation on Harsens Island, and state and public lands, probably should be another zoning classification, creating a misleading figure of the number of homes that can be built in the future, info that changes how the County views our zoning; comment regarding new Commercial Area and what changes occurred affecting this district, 2nd homes built here are usually very expensive and Township Planning Commission was formed under the Municipal Planning Act, did State amend that in the same way?

Bill Kauffman: Yes.

Trevor Floyd: With the GIS can use the same technique with or without sewer.

Bill Kauffman: Harsen's Island is very unique, may want to consider doing a separate Master Plan for the Island.

John Makuch: What is a sufficient lead-time for a request of a specific GIS map?

Pat Meagher, Consultant: Compliment to the County Staff for the excellent cooperation have received, GIS information available also through our staff.

Trevor Floyd: Planning more web base applications.

Chairperson DeBoyer: Twp. in the process of hooking up to the Internet, will follow-up.

Allowed resident Richard Baker, Stone Road to ask a few questions.

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Richard Baker: Questioned outer Island lease land “free land”, water considered State or Federal land and how far does your authority go?

Bill Kauffman: Watershed planning must comply through the N.P.D.S. permitting process, State and Federal guidelines to follow.

Richard Baker: Questioned growth of the County, ages that move into the County and where they work, etc., County Master Plan utilities been informed, concerns regarding builders within the Township, make their money and move out.

Pete Mallory: Trend is the labor force working outside the County has been on the increase.

Bill Kauffman: Lengthy rebuttal to Mr. Baker re: growth, positive changes, etc.

Chairperson DeBoyer: Thank you to the County Planning Commission Director Bill Kaufman, Peter Mallory and Trevor Floyd for making your very informative presentations and hope we continue to have a good working relationship, beneficial to all.

6. CHAIRMAN’S REPORT

Items discussed at the last Commissioner’s meeting will resume those discussions in the next meetings coming up.

7. PLANNING CONSULTANT’S REPORT

Patrick Meagher: Amendments to the Zoning Ordinance, minor changes with terminology with the Building Inspector and the Zoning Adm., fencing language, greenbelt ordinance is extremely strict regarding screening, terminology with regard to Building Inspector vs. Zoning Adm. with the new Michigan Building Code. Please review and at a later meeting will bring a finalized copy, hold a public hearing.

8. ZONING ADMINISTRATOR COMMENTS

Tim Wiggle attending an educational class.

Chair DeBoyer requested Mr. Wiggle to submit a report in writing, Commissioners review, any questions have ready for him the night of the meeting.

9. PLANNING COMMISSION COMMENTS

Chuck Michel: When will Wendy’s clean the corner of Nook Road and Pte. Tremble?

Chair DeBoyer: Agreement for the drain access not received, when approved it would be 90 days after the engineering plan that the clean up would begin.

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Mark Getman: Comments addressed to Mr. Meagher re: Zoning amendments and Township wall map.

Pat Sharrow: Map once had was very informative, never could relocate it in 1992.

10. **ADJOURNMENT**

Moved by Michel, supported by Getman, **MOTION CARRIED**, to adjourn the meeting at 9:00 p.m. AYES: All. NAYS: None. ABSENT: None.

Valerie J. Kulba
Recording Secretary

Pat Sharrow: