

MINUTES OF THE CLAY TOWNSHIP PLANNING COMMISSION REGULAR MEETING HELD ON AUGUST 26, 2004 AT 7:30 P.M. IN THE CLAY TOWNSHIP MEETING HALL, 4710 PTE. TREMBLE ROAD, CLAY TOWNSHIP, MI 48001

1. Chairperson Dorothy DeBoyer called the regular meeting to order at 7:30 p.m.
2. Roll Call: PRESENT: Chairperson Dorothy DeBoyer, Vice-Chairman Mark Getman, Secretary John Makuch, Pat Sharrow, Tony Antkowiak, Edward Keller, George Lyle, Michael Watson, Chuck Michel.
ABSENT: None.

3. **AMENDMENTS TO AGENDA:** None

4. **APPROVAL OF MINUTES:** August 11, 2004

Amend minutes as follows: Page 4, 8th paragraph, change quick to quit.

Page 4, 10th paragraph, 4th sentence change quick to quit.

Page 4, 10th paragraph, 7th sentence change quick to quit.

Moved by Antkowiak, supported by Getman to approved minutes as amended.

AYES: All. NAYS: None. MOTION CARRIED. Absent: None

5. **COMMUNICATIONS:** None.

OLD BUSINESS:

6. **RE-ZONING 123-9**

PTE. TREMBLE L.L.C./ROBERT MONTE

2420 PTE. TREMBLE ROAD

Planner Patrick Meagher: I provided a review for the Commission and that review was done without reviewing the correspondence that was submitted by Mr. Gendernalik, the attorney for the applicant. I would ask you tonight to table this and allow me an opportunity to review this correspondence, as I did not receive it until August 23 and have not had a chance to give it proper input. In respect to Mr. Monte's request and giving him all the due process that he deserves I would ask that you table this.

Discussion followed with Mr. Gendernalik regarding a meeting date that would be convenient for both parties.

Moved by Sharrow, supported by Lyle to postpone the Re-Zoning 123-9 for Pte. Tremble L.L.C./Robert Monte at 2420 Pte. Tremble Rd. to the September 22, 2004 meeting.

AYES: All. NAYS: None. MOTION CARRIED. Absent: None

7. **LOT-SPLIT: 04-06**

JOHN SHAMO

VACANT LAND (REAR) S. CHANNEL

Chairperson Dorothy Deboyer: I met with the Assessor and she gave me this older map. It shows what the plans were. The one area that the map is showing as canal is grass and the other area it

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shows as a canal is South Channel Drive. So it appears the people along there own the small lot on the river, then the next lot that is 50' x 100', and then there is a vacant area, then smaller lots of 50' x 50' and then the property that is proposed to be split on the back. We have to make a determination what we are going to do with this.

Tony Antkowiak: Questioned the split proposal and what property and lots are involved.

Pat Sharrow: There are still unknown pieces of property, whether it is a street, easement, or alleys and who it belongs to and that is the information I thought we would get from the attorney or Patrick.

Chairperson DeBoyer: The Assessor told me that the back lots are owned on the same deed.

Chuck Michel: We are not talking about the grassy area. The split is regarding those back lots. The grassy part in the front is not involved.

Pat Sharrow: But you are giving it to an owner that owns those lots in front, and you are giving him parcels and unknown parcels that will be together - We need a legal answer.

Lengthy discussion regarding listing of lots, the number of the lots, Annie Street on map, the deeds and size of the lots and if they want to see the deeds for all of the lots making non-conforming lots.

Chairperson DeBoyer: Patrick, what do you think about the direction we should take on this?

Planner Patrick Meagher: I tell you it is hard to make heads or tails out of this. Perhaps we need more information from Mr. Shamo and the Assessor. We should have a meeting with Mr. Shamo, the Assessor, and Mr. McNamee and get more information

Moved by Watson, supported by Makuch to postpone Lot-Split 04-06 for John Shamo until we can get more information.

AYES: All. NAYS: None. MOTION CARRIED. Absent: None

8. UPDATE: BY-LAWS

Chairperson DeBoyer: Have you had an opportunity to review and are there any suggestions or comments?

Tony Antkowiak: Questioned different grammar sections in the by-laws and difference with Chairman, Chair, Vice Chairman, Vice. We should use consistency with either Chairperson, Chairman or Chair. Questioned put Approval on Agenda or just Amend Agenda. Commented on Roberts Rules of Order to be a guide for all conduct of the Planning Commission meetings.

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Discussion followed amongst members regarding all of Tony's comments.

Chairperson DeBoyer: We will review this and bring it back once it meets everyone's approval, we will read the by-laws at one meeting and then the next meeting it can be approved.

9. PLANNING CONSULTANT'S REPORT:

Patrick Meagher: We did meet with the committee regarding the Ordinance changes. We got some good insight on the Site Plan Section regarding submission requirements. We did get some comments back that we will have to address and get back to the committee again. I am also going to include some comments regarding issues about canal lots with regards to boat docks and those type of things. But I think that is going to take a little bit more of discussion for you to acquaint me with the different aspects of each of these areas because I know from our drive around the area, that some of them have certain issues that others don't. Trying to put together a generic ordinance that will affect all of the areas will be extremely difficult. I do know that the homeowners of Colony Drive are interested in getting something moving with regards to boathouses. As soon as I have something, I will notify you.

10. ZONING ADMINISTRATOR COMMENTS:

Tim Wiggle: I did address the concerns with Brisbay Restaurant and the parking. I did get a reply from them.

11. **CHAIRMAN'S REPORT:** Nothing additional to report.

12. PLANNING COMMISSION COMMENTS:

John Makuch: Commented on the house that was built at the end of Colony Drive in the early 1960's. Mr. Meagher made a comment on boat docks on Colony Drive and I am assuming you meant boathouses.

Planner Patrick Meagher: Yes, that is what I meant.

Pat Sharrow: Commented about a person who gave her ideas about the old landfill and developing it into outside storage. Questioned about the kind of material for a roadway to the outside storage. Questioned about an outside storage area for contractor's equipment, is that considered a parking lot or is that considered a storage lot. Also questioned the new resale shop in the old State Farm office and what are we going to do with the parking. Will the new shop be coming to the Planning Commission?

Chairperson DeBoyer: There shouldn't be a parking problem as the parking is supposed to be in the back. No, they will not be coming to the Planning Commission as it is a Re-Occupancy. I was

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told that it wasn't vacant for several years. There have been several people in and out of there over the last several years.

Chuck Michel: Could we have a definition of what storage is? Is storage putting in something and keeping it there or do you park it and pull it in and out every day?

Pat Sharrow: We do have a definition of contractor's storage and yes that is the type that goes in and out every day.

Planner Patrick Meagher: There seems to be a lot of concern over the storage issue and if you like I will do a write up and investigate how your ordinance handles storage.

13. **PUBLIC COMMENTS:** None

14. **ADJOURNMENT**

Moved by Watson, supported by Sharrow to adjourn the meeting at 8:15 p.m.

AYES: All. NAYS: None. MOTION CARRIED. Absent: None

Respectfully Submitted,

Patricia Watson
Recording Secretary