

**MINUTES OF THE CLAY TOWNSHIP PLANNING COMMISSION REGULAR MEETING HELD ON DECEMBER 8, 2004 AT 7:30 P.M. IN THE CLAY TOWNSHIP MEETING HALL, 4710 PTE. TREMBLE ROAD, CLAY TOWNSHIP, MICHIGAN 48001.**

1. Chairperson Dorothy DeBoyer called the regular meeting to order at 7:30 p.m.
2. Roll Call: PRESENT: Chair Dorothy DeBoyer, Michael Watson, George Lyle, Thomas Krueger, Kathie Schweikart, Edward Keller, Anthony Antkowiak, Pat Sharrow, Chuck Michel. ABSENT: None.

3. **AMENDMENTS TO THE AGENDA:**

Motion by Sharrow, supported by Lyle, **MOTION CARRIED**, to amend the agenda to add 7-A. Consideration of the Special Approval Land Use for the property at 3856 Middle Channel Drive. AYES: All. NAYS: None. ABSENT: None.

4. **APPROVAL OF MINUTES:** November 10, 2004

Motion by Watson, supported by Sharrow, **MOTION CARRIED**, to approve the November 10, 2004 Minutes and Synopsis as presented. AYES: All. NAYS: None. ABSENT: None.

5. **COMMUNICATIONS:** No communication other than letters from Attorney regarding two items Planning Commission requested an opinion on.

6. Chair DeBoyer: Welcome to new members on the Planning Commission - Thomas Krueger and Kathie Schweikart, look forward to your service to the community.

7. **PUBLIC HEARING: SPECIAL APPROVAL LAND USE/SITE PLAN CONSIDERATION – ROBERT BROSOFSKI/MARY ORLOWSKI 3856 MIDDLE CHANNEL DRIVE – HARSENS ISLAND**

Chair DeBoyer: Property owner met with the Site Plan Review Committee, it will not be a duplex or have a 2<sup>nd</sup> entrance, applicants agree not to have two electric meters.

Open the Public Hearing – Special Approval Land Use/Site Plan for 3856 Middle Channel Drive:

Applicant Robert Brosowski: Family owned house over 50 years, no strangers have ever lived in our house, do not plan to rent the house out, only three family members living in the house, do agree to the Planning Commission conditions.

Chair DeBoyer: Written comment from John J. Meldrum, against changing the zoning. Not a zoning change only a S.A.L.U.

Public Comments:

In Favor of the S.A.L.U.: None.

In Opposition of the S.A.L.U. None.

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Close the Public Hearing.

Planning Commission comments:

Chuck Michel: Where is the stairway?

Zoning Adm. Tim Wiggle: The side door entrance will access both floors.

Chuck Michel: Questioned the 2<sup>nd</sup> floor deck.

Pat Sharrow: See nothing wrong with a 2-family home if done properly.

MOTION BY MICHEL, SUPPORTED BY LYLE, TO APPROVE THE SPECIAL APPROVAL LAND USE FOR 3856 MIDDLE CHANNEL DRIVE, HARSENS ISLAND FOR ROBERT BROSOFSKI/MARY ORLOWSKI WITH CONDITIONS AS STATED:

- IT NOT BE A DUPLEX, REMAIN A SINGLE FAMILY HOME
- NO PRIVATE OUTSIDE ENTRANCE
- NOT ALLOWED A 2<sup>ND</sup> ELECTRIC METER

Discussion: None.

R/C VOTE: AYES: KELLER, ANTKOWIAK, MICHEL, KRUEGER, SCHWEIKART, LYLE, WATSON, SHARROW, DEBOYER.

NAYS: NONE. ABSENT: NONE.

**MOTION CARRIED.**

**8. LOT SPLIT:**

**LOT SPLIT 04-12** DALE/ADELE RASKA 2600 COLUMBINE

MOTION BY SHARROW, SUPPORTED BY MICHEL, **MOTION CARRIED**, TO RECOMMEND TO THE CLAY TOWNSHIP BOARD LOT SPLIT 04-12, 2600 COLUMBINE FOR APPLICANTS DALE/ADELE RASKA, THE SPLIT MEETS THE LAND DIVISION ACT AND THE TOWNSHIP'S ZONING ORDINANCE.

R/C VOTE: AYES: ANTKOWIAK, KRUEGER, SCHWEIKART, LYLE, WATSON, SHARROW, KELLER, MICHEL, DEBOYER. NAYS: NONE. ABSENT: NONE.

**LOT SPLIT 04-13** DAVID CARRUTHERS 8784 S. CHANNEL DR.

MOTION BY MICHEL, SUPPORTED BY ANTKOWIAK TO RECOMMEND TO THE CLAY TOWNSHIP BOARD LOT SPLIT 04-13 FOR 8784 S. CHANNEL DRIVE, OWNED BY DAVID CARRUTHERS, 8784 S. CHANNEL DRIVE.

Discussion:

Michael Watson: Questioned zero clearance to the garage and are other owners aware of the requested lot split?

Applicant: No building, gravel driveway.

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VOTE ON THE MOTION:

R/C VOTE: AYES: KRUEGER, SCHWEIKART, LYLE, WATSON, SHARROW, KELLER, MICHEL, ANTKOWIAK, DEBOYER. NAYS: NONE. ABSENT: NONE.  
**MOTION CARRIED.**

**LOT SPLIT 04-14**

CHARLES PLEINESS

8101 MORROW RD.

MOTION BY WATSON, SUPPORTED BY SHARROW, TO RECOMMEND TO THE CLAY TOWNSHIP BOARD LOT SPLIT 04-14, CHARLES PLEINESS AT 8101 MORROW ROAD WITH THE CONDITION THE SHED IS REMOVED.

Discussion: None.

VOTE ON THE MOTION:

R/C VOTE: AYES: SCHWEIKART, LYLE, WATSON, SHARROW, KELLER, MICHEL, ANTKOWIAK, KRUEGER, DEBOYER. NAYS: NONE. ABSENT: NONE.  
**MOTION CARRIED.**

9. **ELECTION OF OFFICERS**

Motion by Antkowiak, supported by Lyle, **MOTION CARRIED**, to open the nominations from the floor for the Clay Township Planning Commission Officers. AYES: All. NAYS: None. ABSENT: None.

Open the nominations for the Chair.

Moved by Antkowiak, supported by Krueger, to nominate Dorothy DeBoyer for the Office of Chair.

No other nominations from the floor.

Chuck Michel move the nominations be closed for Chair and the Secretary cast a unanimous ballot for the Chair.

VOTE ON THE NOMINATION: AYES: ALL. NAYS: NONE. ABSENT: NONE.  
**MOTION CARRIED.**

Moved by Michel, supported by Lyle, to nominate Anthony Antkowiak for the Office of Vice Chair.

No other nominations from the floor.

VOTE ON THE NOMINATION: AYES: ALL. NAYS: NONE. ABSENT: NONE.  
**MOTION CARRIED.**

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Moved by Antkowiak, supported by Sharrow, to nominate Michael Watson for the Office of Secretary.

No other nominations from the floor.

VOTE ON THE NOMINATION: AYES: ALL. NAYS: NONE. ABSENT: NONE.

**10. RESOLUTION OF THE 2005 MEETING DATES:**

Chair DeBoyer: Everyone was able to review the 2005 meeting Schedule, the 2<sup>nd</sup> and 4<sup>th</sup> Wednesday except November meeting will take place on a Tues. due to Thanksgiving.

Pat Sharrow: Referred to the Resolution, 2<sup>nd</sup> paragraph, duplication of wording should be omitted re: “.....and to designate the 2<sup>nd</sup> meeting as a work shop.....”.

Chair DeBoyer: Will ask the Clerk to make that correction before it is published.

Moved by Sharrow, supported by Michel, to adopt the Resolution of the 2005 Planning Commission Meetings of the 2<sup>nd</sup> and 4<sup>th</sup> Wednesday of each month except November 22, 2004 the meeting will be held on a Tuesday and only one meeting in December.

VOTE ON THE MOTION: AYES: ALL. NAYS: NONE. ABSENT: NONE.

**MOTION CARRIED.**

**11. PLANNING CONSULTANT’S REPORT:**

Patrick Meagher: Met with Lewis Assure from Little Caesars to work out a configuration that would work for the circulation on that side of the building and still have a pick-up window that would work for the public, workable solution and will be bringing it back for your review.

Chair DeBoyer: Appreciate your efforts helping the business people in the area with a safe manner for the business.

**12. ZONING ADMINISTRATOR COMMENTS:**

Tim Wiggle: Like to welcome the two new members to the Planning Commission and if my office can be of assistance please let us know.

**13. CHAIRMAN’S REPORT:**

Chair DeBoyer: Future workshops presented by Planner Patrick Meagher re: everything about site plans and Assessor has agreed to do a presentation re: lot splits. Bldg. & Zoning re: application process.

Citizens Planner classes will be held, excellent program, contact Clerk and arrangements will be made for you to attend.

St. Clair County MTA Chapter Dinner January 6, 2005, contact Treasurer Connie Turner if you wish to attend.

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Reminder the Township Christmas party is December 11<sup>th</sup>.

David Bryson's site plan is still in litigation, Planning Commission members cannot discuss their opinions; communications are to be in writing and between Township Attorney and Mr. Bryson's attorney.

14. **PLANNING COMMISSION COMMENTS**

Chuck Michel: Wish everyone a "Merry Christmas".

Tony Antkowiak: Zoning Ordinance Committee is there a specific date and time set.

Chair DeBoyer: 3:30 p.m. every 3<sup>rd</sup> Thursday of the month.

George Lyle: Like to see a monthly report from the Twp. Board Rep. for Planning Commission and ZBA.

Pat Sharrow: Asked specifically what do you want to see in those reports, do make periodic reports to the Township Board.

Chair DeBoyer: Agree such as lot splits, anything the Planning Commission approves or we deny, should be a report back to the Commission.

Chair DeBoyer: Site Plan Review Committee is lacking a person with John Makuch's resignation, would like to appoint Ed Keller as the 3<sup>rd</sup> member of the Site Review Committee.

15. **PUBLIC COMMENTS:**

None.

16. **ADJOURNMENT**

Moved by Watson, supported by Michel, **MOTION CARRIED**, to adjourn the meeting at 8:06 P.M. AYES: All. NAYS: None. ABSENT: None.

Valerie J. Kulba  
Recording Secretary