

MINUTES OF THE CLAY TOWNSHIP PLANNING COMMISSION REGULAR MEETING HELD ON JANUARY 26, 2005 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, Vice Chair Anthony Antkowiak, Secretary Michael Watson, Pat Sharrow, George Lyle, Kathie Schweikart, Edward Keller II, Thomas Krueger. ABSENT: None.

Also present was Community Planning & Management: Patrick & Stacie Meagher and Peter Britick, Zoning Adm. Timothy Wiggle.

3. **AMENDMENTS TO THE AGENDA:** None.
4. **APPROVAL OF THE MINUTES:** January 12, 2005

Motion by Antkowiak, supported by Watson, **MOTION CARRIED**, to approve the Planning Commission minutes of January 12, 2005 as submitted. AYES: All. NAYS: None. ABSENT: None.

5. **COMMUNICATIONS:** None.

6. **OLD BUSINESS:**

RE-ZONING 123-12 (R-1 TO INDUSTRIAL-1)

ALGONAC CAST PRODUCTS 9300 STONE (ADJACENT VACANT LOT)

Chair Dorothy DeBoyer: Public hearing previously held, property on the corner of Stone Road and Marsh, applicant asked to have it re-zoned to Industrial-1 allowing the whole piece of property to be industrial.

Request for any Board Member comments:

- George Lyle: Don't see a need to rezone, no use for the property for right now, merely wants it to be zoned the same as the other property.
- Michael Watson: Don't see why the property can't be used as is, if there was some problem it could not go residential, it was not brought before us, don't see why it needs to be changed.
- Anthony Antkowiak: Cannot see expanding the area to more industrial when there is already residential, a school area, K of C, etc., Master Plan not always a guide we are following i.e. Fruit Road.

PLANNING COMMISSION MINUTES – JANUARY 26, 2005

Page 2

- Pat Sharrow: Property now beneficial as a buffer between industrial and residential, if rezoned I-1 would be designated light industrial, owner could not expand the industrial use he currently has for the foundry. No increased traffic problem or unattractive to the property owners if were a zoning change. Property is small and if there were to be some expansion would be very little area once the lawn or greenbelt was put in per the Zoning requirements. Maybe leaving it alone is the best thing, although eventually would have to bring it back again when the Master plan is reviewed. Rezoning the property or leaving it as it is not going to create any great hardship on neighbors or property owners.

Chair DeBoyer: With an I-1 zoning no expansion could be done without Planning Commission approval and all zoning requirements are met.

MOTION BY LYLE, SUPPORTED BY KRUEGER, TO RECOMMEND TO THE TOWNSHIP BOARD DENIAL OF THE REZONING FROM R-1 TO INDUSTRIAL-1 FOR THE VACANT LOT ON THE CORNER OF MARSH AND STONE ROAD, 9300 STONE ROAD, ALGONAC CAST PRODUCTS.

Discussion:

Planner Patrick Meagher: If denying should state your rationale for that denial.

AMEND MOTION BY LYLE, SUPPORTED BY KRUEGER, TO RECOMMEND DENIAL BASED ON THE FOLLOWING REASONS: I-1 IS NOT NEEDED NOW, BETTER SERVED AS RESIDENTIAL AT PRESENT; DON'T THINK USE BEING I-1 IS JUSTIFIED, THINK IT DOES HAVE TO BE HEAVY INDUSTRIAL; WITH SETBACKS WOULDN'T BE VERY MUCH USE.

Discussion:

Pat Sharrow: Questioned Mr. Meagher if a motion should be made to postpone this decision and a motion to amend the Township Master Plan.

Patrick Meagher: Lengthy process to amend Master Plan, don't think the idea of amending by one property at a time is a good idea.

R/C VOTE ON THE AMENDED MOTION: AYES: SHARROW, WATSON, LYLE, KELLER II, SCHWEIKART, KRUEGER, ANTKOWIAK, DeBOYER.

NAYS: NONE. ABSENT: NONE.

MOTION CARRIED.

7. FOR YOUR INFORMATION:

CLAY TOWNSHIP MAINLAND FIRE DEPARTMENT – “EXTERIOR RENOVATION”

Chairperson DeBoyer: Project to renovate the exterior of the ML Fire Department Building, DDA is taking this project on, according to the Zoning Ordinance, we can comment on the fire hall renovation, opportunity to do so, something the Planning Commission should be aware of, any questions the DDA Chair is present.

PLANNING COMMISSION MINUTES – JANUARY 26, 2005

Page 3

DDA Chair Richard Wagner: Pre-construction meeting was held with the Fire Chief, Architect and Contractor, cited some of the Chief's concerns, i.e. relocate utility pole, flag pole on the roof, raise fire hall doors, drainage issue, changing the scope of the project.

Questions from the Board;

Tom Krueger: Adding weight to the old barn construction will it be safe?

Richard Wagner: Reviewed by the Architect, doing cosmetic improvements. Update on the future plans for the intersection at Taft and Ainsworth.

Chair DeBoyer: Questioned may have to procure easements to install the walkways.

Richard Wagner: Technical issue constructing sidewalk further North of the swale, which would require an easement from the School system. Thank you for your attention.

8. PLANNING CONSULTANT'S REPORT:

- Planner Patrick Meagher introduced member of their staff Peter Britick, he will be at the 2nd meeting in February to talk about meeting mechanics, general planning issues and how the Master Plan ties in with Zoning Ordinance.

- Zoning Map for the Township wall very close to having it completed.

- "Site Plan Review Procedures" -

Planner Patrick Meagher: reviewed with the Commissioners the major points of interest the Committee evaluated and made improvements.

Full Commission review over the next two weeks and hopefully at the next meeting can set the public hearing.

Committee made changes to the administration and enforcement section earlier.

Committee discussing some changes to the use categories in the zoning districts.

Michael Watson: Suggestion changes to wording could they be in **bold** on the print?

Chairperson DeBoyer: Would ask all the Commissioners to review this before the next meeting so can move forward to having a public hearing.

9. ZONING ADMINISTRATOR REPORT

Tim Wiggle: Light meter purchase made, thank you for your support.

Preparing the presentation on site plan and re-zoning.

10. CHAIRMAN'S REPORT

Chair DeBoyer: Happy to report have three (3) Commissioners taking all the Citizen Planner classes, George Lyle had his form completed to also attend.

PLANNING COMMISSION MINUTES – JANUARY 26, 2005

Page 4

11. **PLANNING COMMISSION COMMENTS**

Chair DeBoyer: Overlays to the map would be very helpful especially at public hearings.

Board expressed to Mrs. Sharrow glad she is out of the hospital and feeling better soon.

12. **ADJOURNMENT**

Moved by Watson, supported by Sharrow, **MOTION CARRIED**, to adjourn the meeting at 8:15 p.m. AYES: All. NAYS: None. ABSENT: None.

Valerie Kulba
Recording Secretary