

MINUTES OF THE CLAY TOWNSHIP PLANNING COMISSION REGULAR MEETING HELD ON FEBRUARY 23, 2005 AT 7:30 P.M. IN THE CLAY TOWNSHIP MEETING HALL, 4710 POINTE 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: George Lyle, Kathie Schweikart, Thomas Krueger, Edward Keller, Vice Chair Anthony Antkowiak, Chairperson Dorothy DeBoyer.

ABSENT: Michael Watson, Patricia Sharrow.

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

3. **AMENDMENTS TO THE AGENDA:**

Thomas Krueger: The agenda #7 says Article XXVII, should be Article XXVIII.

4. **APPROVAL OF THE MINUTES OF JANUARY 26, 2005.**

Motion by Antkowiak, supported by Lyle, to approve the minutes of January 26, 2005.

Krueger: The reasons for denial of the rezoning 123-12 should be amended to read: 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. Approval of minutes as amended:

AYES: All

NAYES: None

ABSENT: Patricia Sharrow, Michael Watson

MOTION CARRIED

5. **COMMUNICATIONS:**

No communications just the MPC Chronicle that is now being sent to us and a list of amendments to Zoning Ord. 123 map prepared by Zoning Administrator Wiggle.

6. **OLD BUSINESS:**

Site Plan/Special Approval Land Use

Little Caesar's Restaurant 2658 Pte Tremble Rd.

Applicant addressed concerns the Commission had and met with Planner Meagher and had the Architect made the changes on the site plan.

DeBoyer: Flow of traffic is a concern. Possible stop signs for the lane used when leaving pickup window. Also, signs that say "One-way, Do Not Enter".

Schweikart: Confusing area, need to make it more obvious that it is a pickup window.

Applicant: In addition to signs can paint the pavement indicating one-way.

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Antkowiak: Asked Planner to explain where suggested addition of a peninsula on the West side.

Patrick Meagher: Would like to see the island between Little Caesar's and Wendy's widened but that would have to go to Farmer Jack.

Applicant: Will be signage to direct traffic around the back, avoiding the left turn.

Meagher: Much more comfortable with this since clarified this will be only a pickup window, cannot order and wait.

Antkowiak: It will be better one-way along side the building.

Krueger: Any word from Farmer Jack on widening island between Little Caesar's and Wendy's?

Applicant: No, just wanted to get Planning Commission decision.

Motion by Krueger, supported by Lyle, to approve the Site Plan/ Special Approval Land use with the following modifications:

Two one-way signs to be placed on either sign of the lane they exit on from the pickup window,

Signage to direct cars coming off M-29 around in back of the building

To the pickup window

Signage coming off the Nook Road entrance

Stop signs for those leaving the window so they do not interfere with the two-way traffic in front of the buildings

Pavement painting to delineate one-way traffic on the pickup lane

ROLL CALL VOTE:

AYES: Kathy Schweikart, George Lyle, Thomas Krueger, Edward Keller, Anthony Antkowiak, Dorothy DeBoyer

NAYES: None

ABSENT: Patricia Sharrow, Michael Watson.

MOTION CARRIED

A short recess was called at 7:55 p.m.

The meeting was reconvened at 8:04 p.m.

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**7. SET PUBLIC HEARING DATE FOR AMENDMENTS TO ORDINANCE 123 –
ARTICLE XXVIII AND ARTICLE XXI:**

Motion by Thomas Krueger, supported by Anthony Antkowiak, to set the public hearing for amendments to ordinance 123, Article XXVIII and Article XXI on April 13, 2005.

AYES: All

NAYES: None

ABSENT: Patricia Sharrow, Michael Watson

MOTION CARRIED

**8. PRESENTATION BY PATRICK MEAGHER AND PETER BRITICK OF
CP&M:**

Planning Roles and Responsibilities.

Information was given on how to prepare to make decisions on Site Plans, using the Master Plan, making motions, By-laws, minutes, Charing meetings, finding of fact, and Public Hearings.

9. PLANNING CONSULTANT'S REPORT: Nothing tonight

10. ZONING ADMINISTRATOR REPORT: Nothing tonight.

11. CHAIRMAN'S REPORT:

A reminder of the Joint meeting with the DDA Board on March 23, 2005.

12. PLANNING COMMISSION COMMENTS:

Thank you to Mr. Meagher and Mr. Britick for tonight's presentation.

13. PUBLIC COMMENTS: None

14. ADJOURNMENT

Motion by Anthony Antkowiak, supported by Thomas Krueger, to adjourn the meeting at 9:05 p.m.

AYES: All

NAYES: None

ABSENT: Patricia Sharrow, Michael Watson

MOTION CARRIED

**Dorothy DeBoyer
Recording Secretary**