

MINUTES OF THE CLAY TOWNSHIP PLANNING COMMISSION REGULAR MEETING HELD ON MARCH 9, 2005 AT 7:30 P.M. IN THE CLAY TOWNSHIP MEETING HALL, 4710 PTE. TREMBLE ROAD, CLAY TOWNSHIP, MICHIGAN 48001.

1. In the absence of the Chairperson Dorothy DeBoyer, Vice Chairperson Anthony Antkowiak called the regular meeting to order at 7:30 p.m.
2. Roll Call: PRESENT: Vice-Chairperson Anthony Antkowiak, Secretary Michael Watson, Pat Sharrow, George Lyle, Kathie Schweikart, Thomas Krueger, Edward Keller II. ABSENT: Dorothy DeBoyer (excused).
3. **AMENDMENTS TO THE AGENDA:** None.
4. **APPROVAL OF MINUTES: February 23, 2005**

Moved by Krueger, supported by Watson, **MOTION CARRIED**, to approve the February 23, 2005 Minutes as submitted. AYES: All. NAYS: None. ABSENT: DeBoyer (excused).
5. **COMMUNICATIONS:** None.
6. **LOT SPLIT 05-01:** JOSEPH FOURNIER – 3220 PTE. TREMBLE & 3280 PTE. TREMBLE.

Board comments:

Thomas Krueger: Questioned was this one big parcel before?

Joseph Fournier: Several addresses but all one parcel.

Thomas Krueger: One parcel with two living structures on it at 3220 P.T.R. and the little house on 3280, kind of an odd split, what are you looking at doing?

Joseph Fournier: Explained possible potential uses for the property, looking into purchasing property owned by Gordon Birgbauer, may consider rezoning to create a subdivision, nothing definite just ideas, if does not work can do what is the best use for the property.

Pat Sharrow: Stated rules under the new Land Division Act, use to only be allowed four splits, one parcel is over 20 acres this gives you bonus splits (6), Supervisor's Plat cannot be split more than once, Clay Twp. a few years ago set a precedence in St. Clair County, it was decided a Supervisor's Plat was not platted land in the intent of land division and the judges agreed, State did not appeal it, whenever we get a Supervisor's Plat done for tax purposes and there had been a split, we can approve it.

Parcel 2 indicates several buildings, both buildings have house numbers, been living quarters, need some guarantee that these buildings will be made into out buildings only and never be used as living quarters, Board could confer with the attorney and not hold up Mr. Fournier, if in the future these homes were fixed up and rented out would have three houses on a single family lot.

Thomas Krueger: Questioned a barn on Parcel 2.

Joseph Fournier: Yes, there is a barn, somebody wants it, tenants suppose to be out by the end of the month, once they are out will be doing something with the building, the other house (brick home) will be keeping that one.

Pat Sharrow: Legal from the Attorney stating you will be getting rid of them.

MOTION BY SHARROW, SUPPORTED BY WATSON, TO RECOMMEND TO THE TOWNSHIP BOARD THAT LOT SPLIT 05-01 FOR JOSEPH FORNIER BE APPROVED FOR 3220 PTE. TREMBLE ROAD AND 3280 PTE. TREMBLE ROAD PROVIDING WE HAVE A GUARANTEE FROM LEGAL THAT THERE WILL BE NO MORE THAN ONE HOME ON PARCEL TWO (2).

Applicant: Can we say I agree to move the dwellings on the property within the next 12 months? Pat Sharrow: That would be something legal can give us.

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

7. **PLANNING CONSULTANT'S REPORT:** None.

8. **ZONING ADMINISTRATOR REPORT:** None.

9. **CHAIRMAN'S REPORT:** None.

10. **PLANNING COMMISSION COMMENTS:**

Pat Sharrow: Inquiry as to how was the presentation from Community Planning last meeting?

11. **PUBLIC COMMENTS:** None.

12. **ADJOURNMENT**

Moved by Watson, supported by Schweikart, **MOTION CARRIED**, to adjourn the meeting at 7:41 p.m. AYES: All. NAYS: None. ABSENT: DeBoyer (excused).

Valerie J. Kulba
Recording Secretary