

MINUTES OF THE CLAY TOWNSHIP PLANNING COMMISSION REGULAR MEETING HELD ON APRIL 13, 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 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, Thomas Krueger, Edward Keller II. ABSENT: Kathie Schweikart (excused).
Also present were representatives from Community Planning and Zoning Adm. Tim Wiggle.

3. AMENDMENTS TO THE AGENDA:

Motion by Antkowiak, supported by Sharrow, **MOTION CARRIED**, to amend the agenda - add Item 6-A. Discussion of the Amendments to Ordinance 123.
AYES: All. NAYS: None. ABSENT: Schweikart.

4. APPROVAL OF MINUTES: MARCH 23, 2005

Moved by Sharrow, supported by Watson, **MOTION CARRIED**, to approve the March 23, 2005 Minutes with a correction on page 1, Joint Meeting with Clay Township DDA Board: change wording to read as follows: Chairperson DeBoyer introduced Richard Wagner, DDA Chair and Mary Jane Hardy to the members of the Planning Commission.
AYES: All. NAYS: None. ABSENT: Schweikart (excused).

5. COMMUNICATIONS: None.

6. PUBLIC HEARING: AMENDMENT TO ORDINANCE 123:

Chairperson Dorothy DeBoyer opened the public hearing for comments re:
ARTICLE XXI "SITE PLAN REVIEW PROCEDURES"
ARTICLE XXVIII "ADMINISTRATION/ENFORCEMENT"

Site Plan review procedures rewritten.
Administration Enforcement is changing words and inserting words.

Public open to comment on these Amendments.
No public comments.
If no public comments, we will close the public hearing.

6-A. DISCUSSION BY THE PLANNING COMMISSION ON AMENDMENTS TO THE ORDINANCE.

George Lyle: Article XXI: Made reference to Page 10 Section d. Paving; object to the fact every new construction has to construct a sidewalk.

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Chairperson DeBoyer: Amendment Committee had discussed, agree should not be designated for all areas, does not mean we cannot go back in the future and change it.

George Lyle: Satisfied if the words “where appropriate” were added.

Pat Sharrow: Start small, change and development will bring more sidewalk connections.

Zoning Adm. Timothy Wiggle: Part of the current requirements.

George Lyle: Disagree with sidewalks required on the rural roads.

MOTION BY ANTKOWIAK, SUPPORTED BY SHARROW, TO APPROVE ARTICLE XXI – SITE PLAN REVIEW PROCEDURES AND ARTICLE XXVIII – ADMINISTRATION/ENFORCEMENT AS SUBMITTED AND RECOMMEND TO THE TOWNSHIP BOARD THEY BE ADOPTED.

ROLL CALL VOTE: AYES: SHARROW, WATSON, LYLE, ANTKOWIAK, KELLER, KRUEGER, DEBOYER. NAYS: NONE. ABSENT: SCHWEIKART (EXCUSED).

7. SITE PLAN CONSIDERATION:

TASHMOO MARINA 3272 S. CHANNEL DRIVE

Chairperson DeBoyer: Robert Bryson requesting permission to put additional buildings on the Marina for storage.

Letter given to Chair from Mr. Bryson’s neighbor at 3268 South Channel Drive requesting a greenbelt be waived for security reasons.

Pat Sharrow: Do not have the right to waive a greenbelt; the ZBA would have to do that. Where the rear buildings would be built, stockpiling currently there. Special Approval Land Use was requested for this area, would you still be stockpiling?

Mr. Bryson: Probably for a year, as buildings go up will eliminate the stockpiling.

Pat Sharrow: Technically changing the use of the Special Approval and Use, don’t know if this is allowable.

Chairperson DeBoyer: Site Plan includes all the buildings as if they were there, unusual situation.

Community Planner Peter Britick: Not as knowledgeable of your Zoning Ordinance as other communities, would like to research the S.A.L.U. question, may have to table this tonight until I can give you a more appropriate answer.

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Chairperson Dorothy DeBoyer: ZBA ruling on the sidewalk, no easement, had to give a temporary easement to run the waterline, existing easement where would you put a sidewalk? Recommend we get an opinion from Attorney John McNamee.

Thomas Krueger: Referred to Item #4 waive the paving requirements.

Chair DeBoyer: Attorney McNamee's opinion is variance for the paving goes with the land, cannot require him to pave.

Pat Sharrow: Would change the parking sites.

Thomas Krueger: Questioned fire hydrant location and any problem with lighting?

Zoning Enforcement Adm. Tim Wiggle: Answered the lighting questions.

Tony Antkowiak: #8. Emergency access, questioned emergency vehicles able to maneuver to the storage buildings, 15' lane is that large enough?

Robert Bryson: Two drives.

Tony Antkowiak: Still some deficiencies in the site plan need to address.

Timothy Wiggle: Cars are not an issue, large vehicles could make it but tight.

Thomas Krueger: Required sprinkling system in the buildings.

Timothy Wiggle: Every building is different based on storage and use, would be reviewed through the State Code and Fire Code.

MOTION BY SHARROW, SUPPORTED BY ANTKOWIAK TO POSTPONE THE SITE PLAN FOR TASHMOO MARINA UNTIL THE FOLLOWING ITEMS ARE ADDRESSED:

- Sidewalk variance is it needed
- Greenbelt variance
- Can there be a Special Land Use and another Site Plan on same piece of property
- Time frame, can we approve the complete site plan or should it come back to be amended as each building is built
- Emergency lanes should be clearly indicated
- Storage areas clearly indicated
- Parking sizes corrected
- Dumpster enclosure
- ZBA variance for paving in writing

VOTE ON THE MOTION: AYES: All. NAYS: None. ABSENT: Schweikart.
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8. LOT SPLIT: 05-02: FRED ROLLINGS/JAY DEBOYER

Four (4) parcels and four (4) lots divided into two parcels, moved lot line 3’.

Chairperson Dorothy DeBoyer excused herself from the Lot Split decision.

Vice Chair Anthony Antkowiak chaired for this portion of the meeting.

Vice Chair Anthony Antkowiak: A cut and dry lot split, any questions or discussion.

MOTION BY KRUEGER, SUPPORTED BY SHARROW, MOTION CARRIED, TO RECOMMEND TO THE TOWNSHIP BOARD APPROVAL OF LOT SPLIT 05-02, VACANT CORNER OF ASH & ORCHID, HARSENS ISLAND, MI.

AYES: SHARROW, LYLE, WATSON, ANTKOWIAK, KRUEGER, KELLER.

NAYS: NONE.

EXCUSED: DEBOYER, SCHWEIKART.

MOTION CARRIED.

Jay DeBoyer: Would like to see Planning Commission and/or Township Board get a clear decision on when two or more platted lots are put on one deed are they now one lot or do they remain separate lots and can be divided out. Need to get a firm decision;

9. ZONING ADMINISTRATOR REPORT:

Timothy Wiggle: We will be ready to put these amendments on the Internet; forms made available on the Internet have been very helpful to our citizens.

Wendy site update.

10. PLANNING CONSULTANT’S REPORT:

Peter Britick: The old cabin on the Township property would like to know more about it.

Stacie explained the health of her husband Patrick Meagher and how the work will be carried on for the next several months until Patrick is able to continue on full time.

All the Commissioners wished Patrick and Stacie their support and prayers for a successful recovery.

11. CHAIRMAN’S REPORT: None.

12. PLANNING COMMISSION COMMENTS:

Tony Antkowiak: Will be attending the next ZBA meeting, will be extending to the ZBA an invite to have a joint meeting with the Planning Commission.

Chair DeBoyer: A report back would be very beneficial to the Planning Commission.

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13. PUBLIC COMMENTS: None.

14. ADJOURNMENT:

Moved by Watson, supported by Antkowiak, **MOTION CARRIED**, to adjourn the meeting at 8:23 p. AYES: All. NAYS: None. ABSENT: Schweikart.

Valerie J. Kulba
Recording Secretary