

MINUTES OF THE CLAY TOWNSHIP PLANNING COMMISSION REGULAR MEETING HELD ON JULY 13, 2005 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.
In the absence of the Secretary Michael Watson, Vice Chair Anthony Antkowiak will call the roll.

2. **Roll Call:**

PRESENT: Chairperson DeBoyer, Vice Chair Anthony Antkowiak, Pat Sharrow, George Lyle, Earl Lines, Thomas Krueger, Kathie Schweikart, Edward Keller II.

ABSENT: Secretary Michael Watson (excused).

Also present was Zoning Adm. Timothy Wiggle and Community Planner Peter Britick.
Several citizens were in attendance.

3. **AMENDMENTS TO THE AGENDA:** None.

4. **APPROVAL OF MINUTES:** June 22, 2005

Moved by Lines, supported by Lyle, to approve the June 22, 2005 Planning Commission Minute as submitted. AYES: All. NAYS: None. ABSENT: None.

MOTION CARRIED.

5. **OLD BUSINESS:**

Discussion on the consideration of the 5-1 Ratio on residential property:

Chair Dorothy DeBoyer: Pulled Ordinance 25A - Subdivision Ordinance Regulations, in this ord. under sizes and shapes, Section E states excessive lot depth in relation to width should be avoided, 3-1 should be considered a maximum, does not cover all of our zoning areas in Ordinance 123.

Pat Sharrow: Is it located any place where it could be interpreted to apply to lot splits, which are also covered in that section?

Chair DeBoyer: It is titled Subdivision Regulations Ordinance, could not find anything that would apply to lot splits.

Pat Sharrow: MTA has a sample ordinance for land division/subdivision on website.

Chair DeBoyer: Members handed out a printout of old Ord. 89 depicting how it read, how it is in existing Ord. 123 and the proposal prepared by Community Planning.

Anthony Antkowiak: According to the Planner 4-1 and 5-1 does not make a big difference, 5-1 were adopted it would accommodate those large lots, lean towards the way it was.

George Lyle: In favor of the 5-1, lot of odd shaped lots in the Township.

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Chair DeBoyer: Don't think property owners neglect the deeper lots and they become dumping grounds.

Pat Sharrow: When Ordinance 89 came into affect the width to depth ratio did not apply yet. Commercial and Industrial lots there were no requirements re: the depth to width. Land Division Ordinance we are restricting our commercial and industrial, question is do we want the 4-1 ratios for commercial and industrial now?

Chair DeBoyer: Referred to the Planner's comments re: 5-1 ratio will give commercial more room for requirements such as landscaping, green belt.

Pat Sharrow: Cited own property as an example re: 400' is in the rear is unusable land.

Earl Lines: Clarification of a lot width to depth question.

Edward Keller: Concur with the 5 to 1 ratio will make residents happy, opportunity to do more with their property.

Kathie Schweikart: Concur with the Board's position.

Chair DeBoyer: How does everyone feel about excluding or including commercial and industrial?

Thomas Krueger: What is it in commercial now?

Chair DeBoyer: 4 to 1 now, regulated by the State of Michigan, cannot appeal a decision.

Pat Sharrow: Rarely is a piece of commercial/industrial property split, new ordinance requirements are a minimum i.e. side setbacks; Halkias property could be affected.

Chair DeBoyer: Regulations of Commercial does not address depth to width ratio, covers land area occupied, setbacks, greenbelts; under the Michigan Land Division Act this probably is addressed.

Pat Sharrow: If wanted to split a parcel of land regardless of how it was zoned would have to follow the same procedure.

Thomas Krueger: Commercial & Industrial lot width to depth ratio should be in Ordinance, allowing an appeal to ZBA.

Chair DeBoyer: Proposed amendment prepared by Community Planning where it was placed does cover residential, commercial and industrial.

MOTION BY LYLE, SUPPORTED BY KRUEGER, TO RECOMMEND THE PLANNING COMMISSION AMEND THE ZONING ORDINANCE, ARTICLE XVIII – SCHEDULE OF REGULATIONS TO ALLOW FOR THE 5-1 RATIO IN ALL ZONING DISTRICTS.

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R/C VOTE: AYES: SHARROW, LINES, LYLE, KRUEGER, KELLER, SCHWEIKART, ANTKOWIAK, DEBOYER. NAYS: NONE. ABSENT: WATSON (EXCUSED).

MOTION CARRIED.

6. PLANNER CONSULTANT'S REPORT:

Peter Britick: Site Committee meeting update: ice cream shop was back, will have a review for the committee in a timely fashion.

7. ZBA REP. REPORT: Anthony Antkowiak

No report, ZBA meeting next week.

8. ZONING ADM. REPORT:

Tim Wiggle: Comments regarding the ice cream shop corrections to the site plan.

9. CHAIRPERSON'S REPORT:

Dorothy DeBoyer: Letter will be going out to the ZBA Chair re: joint meet, recommending the August 24th workshop meeting.

10. PLANNING COMMISSIONER'S COMMENTS:

George Lyle: Like some future discussion on pole barn requirements, should not be based on the size of the main home.

Chair DeBoyer: Problems probably occurred that caused the pole barn requirements in relation to the size of the home; sometime at a workshop it can be talked about.

Pat Sharrow: Fifteen years ago a survey was sent out to the community, like the Board's input regarding a similar survey what our residents would like to see in their community. Discussion followed regarding modern technology, usefulness of such a survey, etc.

Chairperson DeBoyer: Farmer Jack Shopping Center many empty stores, DDA Chair Wagner has been provided with the name of the corporation in charge of renting these facilities.

Pat Sharrow: Idea perhaps the DDA could consider subsidizing several months of rent as an incentive to bring businesses into the area.

Earl Lines: Industrial Tax Abatements designed to help the community.

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11. **PUBLIC COMMENTS:** None.

12. **ADJOURNMENT:**

Moved by Krueger, supported by Lyle, MOTION CARRIED, to adjourn the meeting at 8:07 p.m. AYES: ALL. NAYS: NONE. ABSENT: Watson.

Valerie J. Kulba
Recording Secretary