

MINUTES OF THE CLAY TOWNSHIP PLANNING COMMISSION REGULAR MEETING HELD ON JANUARY 25, 2006 IN THE CLAY TOWNSHIP MEETING HALL, 4710 PTE. TREMBLE ROAD, CLAY TOWNSHIP, MICHIGAN 48001.

1. Vice Chair Anthony Antkowiak called the meeting to order at 7:30 p.m.

2. **ROLL CALL:**

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

EXCUSED: Chairperson Dorothy DeBoyer

Also Present was Zoning Official Timothy Wiggle, Community Planner Peter Briddick and Project Control Engineer Jeff Horner.

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

4. **APPROVAL OF MINUTES:**

Motion by Sharrow, supported by Watson to approve January 11, 2006 Minutes.

Changes to minutes: Page 4, Agenda Item #10 – 1st paragraph, change Gerald to Edward

Page 4, Agenda Item #10 – 4th paragraph, change Gerald to Edward

Minutes approved with the above amendments as stated.

AYES: All. NAYS: None. EXCUSED: DeBoyer.

MOTION CARRIED.

5. **OLD BUSINESS:**

SITE PLAN CONSIDERATION/SPECIAL APPROVAL LAND USE

LEONARD DUNFORD 5628 PTE. TREMBLE ROAD

Vice Chair Antkowiak: Last meeting we postponed any action on this particular item with the understanding we wanted to get more information regarding the landscaping, the traffic study, and some engineering work regarding the drainage. We did get a report from Mr. Meagher regarding the traffic study and Mr. Briddick had indicated that we need to look at the landscaping, which we can do at some point. Mr. Horner you're the person that takes care of the engineering part of this for the township.

Mr. Horner: You received a copy of my report tonight. I found a few very minor items that the applicant can add to his site plan or engineering drawings as long as we have them before construction as we can refer to them as the project progresses. This is just for the board to review to see if they need more information to make their decision. I know this is a special case, but usually I review the engineering plans for engineering construction after the Planning Commission has approved it. I know I have been asked to review the plans as there is no viable storm outlet. The petitioner has asked to use additional stone under his parking lot to act as a retention basin. This site is high enough above the flood plain that it is a viable solution as long as he can provide additional data that proves it will not harm any drainage on the bordering

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properties. He has also provided an additional storm outlet for his connection so that we can drain this to one of the natural water forces at the rear of his property.

Vice Chair Antkowiak: Are there any questions for Mr. Horner? No. What are your thoughts Commissioners?

Mike Watson: The page numbers don't match. It appears there are pages missing? Are we missing any pages?

Architect for Mr. Dunford: No you are not missing any pages. It is just a typo error.

Pat Sharrow: It looks like it is coming along. My concern is that there will be no effect on the other properties, especially the home to the east. I believe to approve the Special Approval and then to deal with the issues of drainage afterwards, make me question what if it does not work out. The Township Engineer believes it will. I think postponement and additional information provided to the engineer. Also in the northwest corner if there is going to be possibly a connection into a project that came to us about homes being built, even though that is not a definite project, my next question would be regarding the easement that goes through there. Can he get an agreement with that property owner?

Mr. Dunford: We already have one

Pat Sharrow: Is that a wetland area? Even if there is an agreement, if that is a wetland area, the DEQ would not allow them to dig a storm sewer. That would finish the project.

George Lyle: Do you have to have the drainage for the 100 year storm? Is that a necessity?

Mr. Horner: That is really not a requirement as there is no emergency overflow requirement for this site.

Earl Lines: He is over the 100 year floodplain?

Mr. Horner: Yes, I looked at the FEMA map and this property is outside the 100 year floodplain. He has designed the project to be at least 2 ½ feet above it.

Pat Sharrow: Will there be any runoff from the parking lot going east or is there something to contain it?

Mr. Horner: Yes, with the additional stone bed under the parking lot it will be stored up into the parking lot at a certain elevation.

Tim Wiggle: Just a minor item regarding the storm catch basin on Page 2 #4 that it is to be removed.

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George Lyle: Mr. Horner, have you discussed these additional engineering concerns with Mr. Dunford's architect/engineer?

Mr. Horner: Yes I have talked with him about getting a geo-technical consultant to prove where the water table is, the storm drain and etc.

Mike Watson: Tim, he would make sure all these changes are made after we give suggestion/approval and before he starts building?

Tim Wiggle: Normal procedure is the Planning Commission gives approval, then the applicant submits for the building permit and all plans are sent to Project Control for approval before the Building Department approves the building permit. Nothing is released until the final approval comes from the engineer.

MOTION BY LYLE, SUPPORTED BY WATSON TO APPROVE THE SITEPLAN/SPECIAL APPROVAL LAND USE FOR 5628 PTE. TREMBLE ROAD SUBJECT TO THE FOLLOWING CONDITIONS: 1) REMOVAL OF THE CATCH BASIN ON PAGE TWO 2) FINAL ENGINEERING APPROVAL BY THE TOWNSHIP ENGINEER

Discussion followed.

AMEND MOTION BY LYLE SUPPORTED BY WATSON TO APPROVE THE SITEPLAN/SPECIAL APPROVAL LAND USE FOR 5628 PTE. TREMBLE ROAD SUBJECT TO THE FOLLOWING CONDITIONS: 1) REMOVAL OF THE CATCH BASIN ON PAGE TWO 2) FINAL ENGINEERING APPROVAL BY THE TOWNSHIP ENGINEER 3) EASEMENT LETTER FROM THE NORTHWEST PROPERTY OWNER 4) LETTER FROM THE DEQ THAT THIS PROPERTY IS NOT WETLANDS AND COULD BE USED FOR THIS PURPOSE.

R/C VOTE ON THE AMENDED MOTION: AYES: SHARROW, WATSON, LYLE, KELLER II, SCHWEIKART, KRUEGER, ANTKOWIAK. NAYS: NONE EXCUSED: DEBOYER.

MOTION CARRIED.

6. SURVEY COMMITTEE REPORT

Kathie Schweikart: I have given you a copy of the Original Survey and the Proposed Survey and a letter explaining the proposed changes.

George Lyle: The survey will cost approximately \$1500 for printing and mailing of approximately 4500.

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Discussion followed regarding the cost of mailing, how the survey will be mailed, total number of parcels in the township, each parcel owner should receive a survey not just mail box and post office box owners in Clay Township, sending to all the people in the trailer parks, a few more ideas to expand on regarding what type of parks, different ideas regarding the format of the survey, ideas regarding small industrial parks and service industries, questions on survey regarding what kind of commercial (stores) businesses would people like to see in Clay Township, different numerical ways (prioritize) to rate questions, DDA also wants to do a survey and we might be able to combine both surveys and get help from the DDA.

All Commissioners thought the committee did a great job.

Vice Chair Antkowiak: Dorothy will be getting back with us about the DDA and the committee can work on some revisions.

7. PLANNING CONSULTANT'S REPORT:

Planner Peter Briddick: Patrick is going for extensive testing next week, so please keep him in your prayers. Gave you all a copy of possibly a new text amendment for Ordinance #123 regarding tent like structures. We felt the easiest way to approach the tent-like structures would be through the definitions. We did some extensive research in other communities and states on definitions for tent like structures and came up with the proposed definitions that we thought would fit best for Clay Township.

Vice Chair Antkowiak: I will give this to Dorothy and go from there.

8. Z.B.A. REPRESENTATIVE'S REPORT

Vice Chair Antkowiak: We approved, again, a shed closer to a house than the ordinance allows, no place to put a shed on Anchor Bay Drive. There was an existing shed that was already torn down and the applicant just wanted to replace it. Z.B.A. is tending to go with the idea to give the Zoning Administrator authority to deal with these sheds in areas like Anchor Bay Drive, or the Bird Streets, etc. where you have that situation for the unobstructed view. You have already put that idea into the revisions of the Ordinance, so I would just urge to continue with that thought. Secondly, I am going to submit some By-Laws to the Z.B.A. for their approval. It appears that we have never had any.

9. ZONING ADMINISTRATOR'S REPORT:

I would like to introduce and thank our engineer Jeff Horner for his assistance tonight. Thank you Peter for looking into the issue of the tents. Also Mike Kras has discovered some areas in the International Fire Code and the State Building Codes about tents and the time frame. According to these two codes you cannot have one of those structures up for more than 180 days in a twelve month period. Maybe we might consider this for our ordinance.

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10. **CHAIRPERSON’S REPORT:**

Vice Chair Antkowiak: Received a typed report from Chairperson DeBoyer regarding SCC Metro Planning Commission, DDA, and ZBA Rep and Vice Chair position.

11. **PLANNING COMMISSION MEMBER’S COMMENTS:**

George Lyle: Thanked Vice Chair Antkowiak, for doing a very fine job as our representative on the Z.B.A.

Michael Watson: Made comment regarding By-Laws and Roberts Rules of Order for the Z.B.A.

12. **PUBLIC COMMENTS:** None.

13. **ADJOURNMENT:**

Motion by Watson, supported by Lines, to adjourn meeting at 8:26 p.m.

AYES: All. NAYS: None. EXCUSED: DeBoyer.

MOTION CARRIED.

Patty Watson
Recording Secretary