

MINUTES OF THE CLAY TOWNSHIP PLANNING COMMISSION REGULAR MEETING HELD ON FEBRUARY 8, 2006 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: Chairperson DeBoyer, Vice Chair Anthony Antkowiak, George Lyle, Kathie Schweikart, Thomas Krueger, Edward Keller II, Secretary Michael Watson.

ABSENT: Pat Sharrow (excused), Earl Lines (excused).

Also present was Patrick and Stacie Meagher and Peter Britick from Community Planning.

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

4. **APPROVAL OF MINUTES:** January 25, 2006

Moved by Antkowiak, supported by Lyle, to approve the January 25, 2006 Planning Commission Minutes as submitted. AYES: All. NAYS: None. Absent: Sharrow, Lines. CARRIED.

5. **LOT SPLIT: 06-02 BLAIR GILBERT 510 LYNN MARIE LANE**

MOTION BY ANTKOWIAK, SUPPORTED BY KRUEGER, TO POSTPONE LOT SPLIT 06-02 FOR 510 LYNN MARIE LANE UNTIL THEY HAVE GONE BEFORE THE ZBA FOR VARIANCES ON THE FOLLOWING:

- Is the lot split necessary;
- Variance for road frontage on both lots.

Discussion of motion:

Chairperson DeBoyer: This was a parcel platted several years ago, Attorney gave the Planning Commission an opinion whether it was a platted lot of record, not sure if it would need a variance because 65' parcel, cannot find the 65' on the remaining parent parcel.

Thomas Krueger: The two parcels are platted, does the applicant need a split?

Chairperson DeBoyer: They would once the parcels were put together on the deed, years ago they had a lot number and they wanted to separate them, opinion from our attorney indicates we could not require lots of record to bring them up to standards.

Michael Watson: Questioned the road frontage.

Chairperson DeBoyer: Lot has 25', unusual situation, cannot create a nonconforming lot, should get attorney opinion before it proceeds to the ZBA re: can the remaining parent have that small frontage (access)?

Applicant: Discussion with the Planning Commission members re: private access of 25', questioned if he would be able to expand and buy an additional 10'.

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Chairperson DeBoyer: 55' wide that is a platted lot of record, we cannot make it conform to the record, would need a variance for the other lot' 25', we need the ZBA to make a ruling.

Applicant: property access is not considered a road, do not know who owns it.

Chairperson DeBoyer: If not owned, probably part of Lynn Marie Lane.

CHAIRPERSON REQUESTED A ROLL CALL VOTE ON THE MOTION:

AYES: Antkowiak, Keller, Krueger, Lyle, Schweikart, Watson, DeBoyer. NAYS:

None. ABSENT: Sharrow, Lines.

MOTION CARRIED.

6. PLANNING CONSULTANT'S REPORT

Patrick Meagher: Thanked the members for their well wishes and concerns, getting back on track.

7. **Z.B.A. REPRESENTATIVE'S REPORT:** Anthony Antkowiak – no report.

8. ZONING ADMINISTRATOR'S REPORT:

Chairperson DeBoyer report Timothy Wiggle's last day will be Friday because the Department is downsizing; Building Official Michael Kras will be taking over the Zoning along with his building responsibilities.

9. CHAIRPERSON'S REPORT:

St. Clair County Metropolitan Planning Commission Winter Workshop notice, if interested in attending drop off your application, very good classes and recommend we attend.

Conditional Re-Zoning: Township will be deciding if they are going to do any conditional re-zoning, new zoning being introduced, not familiar with many aspects of it. Attorney McNamee will be at our next meeting (Workshop) to talk to us about the zoning, it is new and not tested in the courts, decide whether it would be beneficial to our community or not.

10. PLANNING COMMISSION MEMBER'S COMMENTS:

George Lyle: Ice cream parlor site: questioned the drainage plan, is it in the hands of the engineer or the building department?

Chairperson DeBoyer: Correct the engineer and Building Department oversee the plans, a copy of the site will be going to the DDA.

11. **PUBLIC COMMENTS:** None.

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12. **ADJOURNMENT:**

Motion by Watson, supported by Schweikart, to adjourn the meeting at 8:03 p.m. AYES:
All. NAYS: None. ABSENT: Sharrow, Lines.
CARRIED.

Valerie J. Kulba

Recorder