

MINUTES OF THE CLAY TOWNSHIP PLANNING COMMISSION REGULAR MEETING HELD ON FEBRUARY 22, 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:** In the absence of Secretary Michael Watson, Vice Chair Antkowiak took the roll call.

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

ABSENT: Michael Watson (excused).

Also present was Community Planning Patrick Meagher and Peter Briddick, Building Adm. Michael Kras.

3. **AMENDMENTS TO THE AGENDA:** None.
4. **APPROVAL OF THE MINUTES:** February 8, 2006

Motion by Lyle, supported by Krueger to approve the February 8, 2006 Planning Commission Minutes.

Discussion:

Earl Lines: Last page motion should indicate Lines absent and not Lyle.

Anthony Antkowiak: First page, motion re: Lot Split 06-02, thought it was to go before the ZBA for the reason "Is the lot split necessary".

Chairperson DeBoyer: First page, her statement following the Lot Split 06-02 motion should read: "This parcel was platted several years ago,....."

Pat Sharrow: Voiced concern re: garage on the property, was it mentioned if not moved would require it moved?

All in favor of the amended motion with the corrections as stated.

Vote on the motion: Ayes: All. Nays: None. Absent: Watson.

Motion Carried.

5. **DISCUSSION WITH TOWNSHIP ATTORNEY JOHN MCNAMEE RE: CONDITION RE-ZONING**

Attorney John McNamee brought information to Planning Commission Board on Condition Re-Zoning re: State Legislation has just approved, very new to the State, all Townships will be considering and looking at it. The Planning Commission makes that determination recommending it to the Township Board who would do a Condition Re-Zoning Ordinance.

Lengthy explanation of various examples followed, legal process, model ordinances, guidelines are few it is so new yet, pros and cons of what it can do and doesn't do, etc.

Attorney McNamee: There is a lot of information to review and digest, suggest will come back March 8th to continue the discussion and then decide if this is something that should be recommended to the Township Board.

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6. PLANNING CONSULTANT'S REPORT

Peter Briddick: St. Clair County Metropolitan Planning Commission Winter Workshop will be held February 23, 2006, looking forward to seeing some of you up there.

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

Anthony Antkowiak: 1st draft of the By-Laws, made some revisions, moving forward. Russell Island boat houses approved, stated reasons why: security, there before.

8. CHAIRPERSON'S REPORT

Winter Workshop in Pt. Huron, several of us are going, very interested in what information is available to us on the internet, should be very beneficial.

9. PLANNING COMMISSION MEMBER'S COMMENTS:

Edward Keller II: Present tools for re-zoning now?

Chairperson DeBoyer: What is in our Ordinance.

Edward Keller II: Conditional Re-Zoning, appears to make our job more difficult, increasing our work.

George Lyle: 90% of our land is not being serviced by sewers.

Kathie Schweikart: Survey Meeting with the DDA on Monday, changes discussed, will retype the survey and distribute to the survey group.

10. PUBLIC COMMENTS:

Citizen comment re: future condo project Pear Beach Blvd., path of least resistance to give us some indication how to prepare this project, like to start in the Spring, thank the Board for your consideration.

11. ADJOURNMENT:

Motion by Lines, supported by Antkowiak, to adjourn the meeting at 8:53 p.m.

Ayes: All. Nays: None. Absent: Watson.

Motion Carried.

Valerie J. Kulba
Recorder