

**MINUTES OF THE CLAY TOWNSHIP PLANNING COMMISSION REGULAR MEETING HELD ON JANUARY 24, 2007 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 Dorothy DeBoyer, Vice Chair Anthony Antkowiak, Secretary Kathy Schweikart, Whitey Simon, Pat Sharrow, Earl Lines, George Lyle, Thomas Krueger.

ABSENT: Edward Keller II (excused).

Also Present was Building/Zoning Official Michael Kras and Community Planner Peter Briddick

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

**4. APPROVAL OF MINUTES:**

**Motion by Sharrow, supported by Antkowiak to approve December 13, 2006 Minutes.**

Changes to minutes: Page 2, 5<sup>th</sup> paragraph – Change “Sands” to “Lines”

Page 3, 7<sup>th</sup> paragraph – Change “Simon Whitey” to “Whitey Simon” and the word “condition” to “satisfaction”

Page 5, 7<sup>th</sup> paragraph – Regarding the Motion – Change the word “approving” to “pre-approval of” and take out “preliminary with”

Page 5, R/C VOTE – add the name Simon to the Ayes

Page 6, 1<sup>st</sup> paragraph, 3<sup>rd</sup> sentence – Take out “MDOT right of way, no authority over parking” and insert the word “parking” after the word employees

Page 6, 2<sup>nd</sup> paragraph – Change 2<sup>nd</sup> sentence to read “Would the variances from the ZBA for that piece of property be in affect or would something different have to happen?”

Page 7, 6<sup>th</sup> paragraph – Change “feet” to “foot”

Page 8, Motion for #8, 3<sup>rd</sup> sentence – change “zonint” to “zoning”

Minutes approved with the above amendments as stated.

**AYES: All. NAYS: None. EXCUSED: Keller II. MOTION CARRIED.**

**5. OLD BUSINESS:**

**ZONING ORDINANCE #123 – Amendments due to new Zoning Enabling Act & Amendments due to changes in the Ordinance**

Chairperson DeBoyer: These are items that your Amendment Committee have been meeting on with the Planner and Township Attorney and are recommending to change. It is up to the Planning Commission if all the changes get approved. So tonight really is going to be a workshop to discuss what the committee is recommending to be changed in the ordinance.

Sharrow: We have had little errors, where we have found that we have contradicted ourselves. Our Building Inspector and Zoning Enforcement people have brought to our attention that a few things in the ordinance are not enforceable in court. Everyone now is aware of the new Zoning Act. We used to have a County Act, a Township Act, and a City Act, etc. and now we have one, so our ordinance has to reflect that new Zoning Act.

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Discussion followed amongst Planning Commission Members, Planner Peter Briddick, and Building Official Michael Kras. Highlights of the discussion are as follows: Building Permits, Membrane Structures, Carports, Private Garage, Group Homes, Accessory Structures, Boathouses, Greenway, Ponds, R-3 District, R1L District, Completion and Performance Guarantee, Zoning Board of Appeals, and Notice of Hearings.

Chairperson DeBoyer: Once we are satisfied with all the amendments, we will hold a Public Hearing and before we hold the Public Hearing all changes will be put together, so the public can have the opportunity to review it. After the Public Hearing and the Planning Commission recommends approval, then we send it to the County Planning Commission, for their review and comment. They have 30 days to send their comment. After the 30 days we send it to our Township Board for their review and they disapprove, approve, or send it back to us.

**Motion by Antkowiak, supported by Lines to set the Public Hearing for the Clay Township Zoning Ordinance and Amendments for March 14, 2007. AYES: All. NAYS: None. EXCUSED: Keller II. MOTION CARRIED.**

### 6. PLANNING CONSULTANT'S REPORT:

Peter thanked everyone for their thoughts, prayers, and caring during his time of need.

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

Antkowiak: Everyone will be happy to know that the ZBA granted the variance to Water's Edge Bar and Grill allowing him not to have to put the 15 ft. greenbelt on the south side, but with a condition that there will be a concrete wall.

### 8. CHAIRPERSON'S REPORT:

DeBoyer: I did receive a letter from Community Planning and Management concerning Ira Township's Zoning Ordinance that they are amending. According to the law they have to notify surrounding municipalities. We can look at it or comment if we would like to.

### 9. PLANNING COMMISSION MEMBER'S COMMENTS:

Sharrow: The Township Board did approve the Preliminary Site Plan for the PUD on Sand Island at the last meeting. So they can begin to work on toward their final.

Lines: I was sorry to see that the County cancelled the classes that Whitey and I had signed up for.

DeBoyer: I think they will be offering them again in the Fall.

### 10. PUBLIC COMMENTS:

Kras: Just wanted the Commission to know that we have an agreement with Water's Edge Bar and Grill to have the masonry wall done by June 1<sup>st</sup>.

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11. **ADJOURNMENT:**

**Motion by Lines, supported by Krueger to adjourn the meeting at 8:55 p.m. AYES: All. NAYS: None. EXCUSED: Keller II. MOTION CARRIED.**

Respectfully Submitted,

Patty Watson  
Recording Secretary