

**MINUTES OF THE CLAY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING HELD JUNE 27, 2007 IN THE CLAY
TOWNSHIP MEETING HALL, 4710 PTE. TREMBLE ROAD,
CLAY TOWNSHP, 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 Kathy Schweikart, Edward Keller, II, Whitey Simon, Earl Lines, George Lyle

ABSENT: Chairperson Dorothy DeBoyer (excused)

Also present: Peter Briddick, Community Planner

3. **AMENDMENTS TO THE AGENDA:**

None.

Motion by Simon, supported by Lines to accept the Agenda as presented.

AYES: All NAYS: None ABSENT: Chairperson DeBoyer (excused)

MOTION CARRIED.

4. **APPROVAL OF MINUTES:**

Motion by Lines, supported by Lyle to approve the minutes of June 13, 2007 as presented.

AYES: All NAYS: None ABSENT: Chairperson DeBoyer (excused)

MOTION CARRIED.

5. **SITE PLAN CONSIDERATION: Seaway Trailer Park – 9708 North River Road – Ed Keller**

Planning Commissioner Keller moved to the audience for this portion of the meeting.

Steve Nikkel of Orchard Construction stated that basically the request is to build a garage on this property for storage purposes. A drawing and Site Plan were presented. The drawing showed the proposed garage, which would be vinyl sided, have dormers, nice doors and windows in the front, a porch along one side, and the porch is facing Mr. Keller's house and no other residents' homes. Mr. Nikkel questioned whether any correspondence was received from any of the neighbors?

Vice-Chair Antkowiak: Stated that he was not aware of any correspondence being received regarding this matter.

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Nikkel: The Site Plan presented was prepared by the engineer. It shows the proposed garage located 20 feet off of the south property line and approximately 25 feet off the existing asphalt pavement. This Site Plan does not show the intended paving from the existing asphalt to the garage. The area underneath the porch and also inside the garage will be concrete. There will be electricity in the garage, but no other utilities. No lights will be placed on the building facing any other property other than his own interior properties, and will include lights underneath the porch.

Simon: Stated that he suspected the concrete driveway would be the whole 40 feet wide.

Nikkel: It will need to be 40 feet in order to be able to walk around a vehicle that is parked outside.

Lyle: Questioned whether Mr. Nikkel had any answers to the questions raised by the Planner in the letter of May 25, 2007?

Nikkel: Stated that he didn't have a copy of that in front of him.

Vice-Chair Antkowiak: Referred the Commissioners to the pre-Site Plan Review Committee Report, where most of those questions have been answered. Regarding the concern about it being such a large building in that park and that it would overwhelm the manufactured homes, it is actually shorter than the existing home located there. If you have been to the property, you would note that it is not overwhelming to that property. Also, the only utility that is planned is electricity. It will be used as a storage structure. Regarding the drive, they are planning on paving the drive. In regards to the landscape screening being provided along the northeast area, that portion faces his home and it really isn't necessary.

Nikkel: There is a lot of natural screening around this property, and no trees will be removed for this project.

Secretary Schweikart: Had questions regarding the checklist provided by the Assessor's Office, which indicated that the legal description was incorrect and whether that needs to be corrected?

Vice-Chair Antkowiak: In the event there is a motion made, we may want to include that particular issue.

Nikkel: Stated that it would not be a problem to have the documentation revised to substantiate those items.

Vice-Chair Antkowiak: Reads from the Planner's comments regarding waiver of the majority of the Site Plan review requirements due to the combination of the relatively small size scope and location of this project for the reasons that they are not necessary to review and understand the site, and they are not applicable to this particular project. Therefore, if we are inclined to approve this, we would have to have a motion that indicates these reasons for the minutes and the Minutes would then be attached to the Site Plan. And, from there, we would then have a motion regarding the actual Site Plan.

Motion by Lines, supported by Lyle to approve the Site Plan as presented provided that the items listed on the pre-Site Plan Review be followed, which are that the height is not an issue because it is less than the applicant's home; that the electric porch light faces the house; that the siding and stone will match the house; that the driveway will be paved to the garage; and that landscaping is not necessary because it faces the applicant's house.

Schweikart: Questioned whether we can add to the motion the issues of correcting the legal description and the Fire Department requirements?

Motion amended by Lines, supported by Lyle to approve the Site Plan as presented provided that the items listed on the pre-Site Plan Review be followed, which are that the height is not an issue because it is less than the applicant's home; that the electric porch light faces the house; that the siding and stone will match the house; that the driveway will be paved to the garage; that landscaping is not necessary because it faces the applicant's house; to include the recommendation of the Chief of Fire Department regarding the fire extinguishers in the garage and a sign at the roadway with the proper address; and that the Assessor's requirements regarding correcting the legal description be met .

R/C VOTE: AYES: Lyle, Lines, Secretary Schweikart, Simon, Vice-Chair Antkowiak.

NAYS: None.

ABSENT: Chairperson DeBoyer (excused); Keller (precluded from vote)

MOTION CARRIED.

Vice-Chair Antkowiak: Will check with Chairperson DeBoyer as to how many copies of the Site Plan need to be stamped and signed, and whether the Minutes will first have to be approved at the next meeting before they can be attached to the Site Plan.

Nikkel: Requested a signed copy when available so that they will then be able to apply for required permits.

Planning Commissioner Keller rejoined the Commissioners for the remainder of the meeting.

6. PLANNING CONSULTANT'S REPORT:

Briddick: No report.

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

Vice-Chair Antkowiak: No report.

8. CHAIRPERSON'S REPORT:

No report.

9. PLANNING COMMISSION MEMBER'S COMMENTS:

None.

10. PUBLIC COMMENTS:

None.

11. ADJOURNMENT:

Motion by Lines, supported by Secretary Schweikart, to adjourn the meeting at 7:55 p.m.

AYES: All NAYS: None. ABSENT: Chairperson DeBoyer (excused).

MOTION CARRIED.

Respectfully Submitted,

Christine Holcomb
Recording Secretary