

**Minutes of the Clay Township Regular Board Meeting Held Monday February 4, 2008 in the Clay Township Meeting Hall, 4710 Pointe Tremble Road, Clay Township, Michigan**

Supervisor Jon Manos called the meeting to order at 7:30 p.m.

**ROLL CALL**

Present: Supervisor Jon Manos, Clerk Michael Pellerito, Treasurer Connie Turner, Trustee Thomas Krueger, Trustee John Makuch, Trustee Jay DeBoyer

Absent: Trustee David Dare

Citizens: 25

**BILLS PAYABLE**

**Motion** by Turner, supported by DeBoyer, to pay the bills in the amount of \$45,977.64

**ROLL CALL VOTE**

AYES: Krueger, Makuch, Turner, Manos, Pellerito, DeBoyer

NAYES: None

ABSENT: Dare

**MOTION CARRIED**

**CONSENT AGENDA**

**Motion** by Makuch, supported by DeBoyer, to accept the Consent Agenda as submitted

AYES: All

NAYES: None

**MOTION CARRIED**

Chief Donald Drake spoke about a donation the Police Department has received from a private citizen, Mr. William Holloway of Farmington, and that it will be used for a new security camera system at the Police Department. Sergeant Foster and Officer Koach will install the system. He also updated the Board on the Grant presentation by Congresswoman Miller.

**OLD BUSINESS**

None

**PUBLIC COMMENTS RELATING TO ANY NEW BUSINESS**

N. Rhodes, Harsens Island: Comments on rezoning request and request for Master Plan update

**NEW BUSINESS**

**1. Resolution #2 – Stark Drive Special Assessment**

**Motion** by Makuch, supported by Turner, to approve Resolution #2 instructing the Supervisor and Assessing Officer to prepare a special Assessment Roll for Stark Private Drive repair and maintenance

**ROLL CALL VOTE**

AYES: Makuch, Turner, Manos, Pellerito, DeBoyer, Krueger

NAYES: None

ABSENT: Dare

**MOTION CARRIED**

**2. Resolution #3 – Stark Drive Special Assessment Second Public Hearing**

**Motion** by Makuch, supported by DeBoyer, to approve Resolution #3 for Stark Drive Special Assessment and to set the second Public Hearing to review the roll on March 3, 2008 at 7:15 p.m.

**ROLL CALL VOTE**

AYES: Turner, Manos, Pellerito, DeBoyer, Krueger, Makuch

NAYES: None

ABSENT: Dare

**MOTION CARRIED**

**3. Resolution #1 – Canal Dredging – Cottage Lane/North Channel**

Manos: Have received 65% of residents on the petitions, need to set a public hearing

**Motion** by DeBoyer, supported by Makuch, to set the Public Hearing for the dredging of the canal from the Cottage Lane culvert to the North Channel culvert on March 3, 2008 at 7:00 p.m.

**ROLL CALL VOTE**

AYES: Pellerito, DeBoyer, Krueger, Makuch, Turner, Manos

NAYES: None

ABSENT: Dare

**MOTION CARRIED**

**4. Rezoning Request #126-01 Anthony & Kristen Bane**

Manos: This was reviewed by our Planning Commission and they have recommended approval; it also went up to St. Clair County and they have recommended denial because it goes against the Master Plan and would be spot zoning. If going to happen should be an amendment to the Master Plan first.

Krueger: Am Planning Commission rep; know it is not in conformance with the Zoning Ordinance and Master Plan, there was disagreement on the Planning Commission. Master Plan is 15 – 16 years old, needs updating. Can no longer put a facility like this in Sans Souci. The whole Island is spot zoned. This property is, in my opinion, more commercially oriented than residential. Believe converting this to a commercial property would not be outside the realm of possibility. Also feel the facility itself would lend itself more to a commercial property than a residential. If we go ahead with the Master Plan update we can dovetail the rezoning of this property into the redoing of the Master Plan.

DeBoyer: This property is a unique situation due to the fact that it is not that often that you a building such as a school that is decommissioned and put into the public realm. See it as a shame to destroy the building because it is zoned residential. What we ask our Planning Commission to do is look at the letter of the law on issues and give us the factual, unbiased, unemotional determination. The luxury or maybe the curse we have is that we have to look at things from a more practical sense and I see the logical or practical application of that building becoming something other than homes. If you look at Harsens Island and Clay Township as a whole as far as residential versus commercial it is a far cry difference.

Makuch: Talked to a number of people about this issue. Everyone in agreement the Master Plan has to be redone. Have to remember that if you rezone something it stays with the property just like a variance. If it rezoned and then the applicant changes their mind than it can be anything allowed in that commercial designation. It is an old historical building. If you leave it residential you have two choices; tear it down and subdivide the property and get the tax base, or it will sit there and dilapidate. The idea of spot zoning versus turning it into something useful that contributes to a tax base and get some use out of it. Understand that at the Public Hearing the people who live in the vicinity did not object. If it were to be turned to a commercial building it would still have to go through a site plan review. Do we stick with regulations or try to get use out of something? The Master Plan definitely needs to be done.

Manos: The professional planning staff and St. Clair County Planning has said this is not the way to do it.

**Motion** by Krueger, supported by DeBoyer, to approve the rezoning request #126-01 for Anthony & Kristen Bane from RS-1 to C-2.

**ROLL CALL VOTE**

AYES: DeBoyer, Krueger, Makuch, Turner, Pellerito

NAYES: Manos

ABSENT: Dare

**MOTION CARRIED**

**5. Harsens Island Fire Department Request for Basic E.M.T. Class**

**Motion** by Makuch, supported by Turner, to approve the request to send Brian Sears to the Basic E.M.T. class in Chesterfield Township at a cost of \$500.00.

AYES: All

NAYES: None

**MOTION CARRIED**

**6. Planning Commission Request for Reconsideration**

Makuch: We need to do this; it's been 16 years since we did the Master Plan. Need to address several things. Should utilize the services of a professional planner.

**Motion** by Turner, supported by Makuch, to allow the Planning Commission to review the Master Plan and finance it over a two-year period and pay the cost up to \$25,000.00.

**ROLL CALL VOTE**

AYES: Krueger, Makuch, Turner, Manos, Pellerito, DeBoyer

NAYES: None

ABSENT: Dare

**MOTION CARRIED**

**Minutes of the Clay Township Regular Board Meeting Held Monday February 4, 2008**  
**Page 3**

**PUBLIC COMMENTS**

N. Rhodes, Harsens Island: Comments on the Master Plan review.

A. Bane: Thanked Board for rezoning

Pam Wall, St. Clair County Commission: Updated Board on priorities.

Jobs. Working with communities to bring in industry.

Landfill bioreactor

Phone vote and need for revenue for the 911 system

County looking for ways to cut costs; looking at all jobs

N. Sarzynski, Harsens Island: Cost of development

**BOARD MEMBER COMMENTS**

None

**ADJOURNMENT**

**Motion** by Makuch, supported by DeBoyer, to adjourn the meeting at 8:20 p.m.

AYES: All

NAYES: None

**MOTION CARRIED**

Michael P. Pellerito  
Clay Township Clerk