

**MINUTES OF THE CLAY TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING HELD JUNE 11, 2008 IN THE CLAY  
TOWNSHIP MEETING HALL, 4710 PTE. TREMBLE ROAD,  
CLAY TOWNSHIP, MICHIGAN 48001**

**1. CALL TO ORDER:**

Vice-Chairman Antkowiak called the meeting to Order at 7:30 p.m.

**2. ROLL CALL:**

PRESENT: Whitey Simon, Vice-Chairman Tony Antkowiak, Secretary Kathy Schweikart, Thomas Krueger, George Lyle, Earl Lines, Edward Sharrow

ABSENT: Edward Keller, II

ABSENT AND EXCUSED: Chairperson Dorothy DeBoyer

A quorum was established.

ALSO PRESENT: Patrick Meagher, Community Planning & Management

**3. AMENDMENTS TO AGENDA:**

None.

**4. APPROVAL OF MINUTES OF MAY 14, 2008:**

**Motion by Lines, supported by Lyle to approve the Minutes of May 14, 2008 as submitted.**

**AYES: All            NAYS: None**

**ABSENT: Chairperson DeBoyer; Keller**

**MOTION CARRIED.**

**5. SITE PLAN CONSIDERATION:**

**Harsens Island Schoolhouse Grille – 2669 Columbine Road - Anthony & Kristin Bane:**

Maher: Suggested that the Planning Commission work through the seven items outlined in his June 5, 2008 letter to the Planning Commission regarding the Site Plan review.

Vice-Chairman Antkowiak: Agrees to proceed accordingly.

Maher: (1) Topography is required, unless otherwise waived by the Commission. This is an established site with very little improvement, so it is up to the Planning Commission as to whether or not to waive this requirement.

**Motion by Sharrow, supported by Lyle to waive the topography requirement as there are minimal improvements being done to the site and it contains an existing building.**

**AYES: All                    NAYS: None                    ABSENT: Chairperson DeBoyer; Keller**

**MOTION CARRIED.**

Maher: (2) Loading and unloading will impede use of several parking spaces. The applicants have indicated that loading will occur only in off-hours.

Applicants Anthony & Kristin Bane arrived at 7:35 p.m.

Vice-Chairman Antkowiak: From the pre-site meeting, the applicants had stated that they would in no way have any deliveries occurring during working hours.

Lyle: Doesn't feel the applicant would want deliveries occurring while customers are there and feels that it would cause confusion. However, he understands that there may be emergency deliveries at times.

Anthony Bane: They will try and schedule deliveries on off hours as much as possible. If not, they will make specific arrangements to cart the deliveries in rather than interfering with the customers.

Simon: It might be difficult to actually schedule deliveries on the Island.

Kristin Bane: There is use of the turnaround which makes it nice because it is away from the parking. Also, deliveries would be made through the right side of the building.

Vice-Chairman Antkowiak: Suggested the applicants may want to make a notation on the Site Plan that wherever practical, deliveries would be made during off hours.

Vice-Chairman Antkowiak: (3) A 64' x 20' concrete slab patio is proposed. The use of the patio may influence parking requirements. He questioned the applicants as to how they were going to use this?

Anthony Bane: They are going to put the patio across the back of the building and feel that they should probably draw it up with more detail since they want to split it in half since deliveries will be coming in on the right-hand side and they do not want tables on that side. Eventually, they would like to put in a brick outdoor cooking area that would separate the two sides. As to what would be left from the 64 feet for dining tables, he feels they need to draw that in more detail on the Site Plan to see how many more tables that would actually add.

Vice-Chairman Antkowiak: Also questioned how this would influence or impact parking?

Kristin Bane: Stated that as it is drawn up now, the architect has already accounted for same. The parking spaces are for the downstairs seating and the patio.

Vice-Chairman Antkowiak: That is why you had 26 and 2 handicapped?

Kristin Bane: Correct.

Vice-Chairman Antkowiak: Questioned whether there were five parking spaces in the turnaround in front of the building?

Kristin Bane: She believes they've been drawn in on the Site Plan but they are not required since they have enough parking spaces in the regular parking area without the spaces in the turnaround. But, they added them so that if they needed them they would have the option to put them in the turnaround area.

Vice-Chairman Antkowiak: (4) The handicap spaces are shown at the correct dimension. The spaces will have to be properly striped. He stated that the applicants will need to have these indicated on the Site Plan.

Lyle: Questioned whether the handicap parking was towards the back and the entrance was in front?

Maher: Stated there is a handicap entrance in the back of the building. He further stated that the sizes of the parking spaces are fine, they just need to be striped on the Site Plan.

Vice-Chairman Antkowiak: (5) Sidewalks are required. Since no sidewalk exists on the site or the area, the Commission may wish to send this item to the ZBA with a recommendation for a variance or at least a temporary waiver with money in escrow.

Secretary Schweikart: Questioned whether this pertained to sidewalks out by the road since there are existing sidewalks by the building on the property?

Vice-Chairman Antkowiak: This would be for sidewalks by the road.

Sharrow: Stated that the sidewalk would go nowhere.

Kristin Bane: Stated that since the building is located between two residential properties, she wondered where would the sidewalk go?

Sharrow: Questioned whether the Planning Commission had the right to waive the variance?

Vice-Chairman Antkowiak: Stated that this would need to be sent to the ZBA.

Maher: Stated that it could be sent to the ZBA with a recommendation from the Planning Commission for a waiver of the variance.

Krueger: Stated that as a practical matter, we do not have sidewalks anywhere on Harsens Island. He further questioned whether the Planning Commission could send this issue to the ZBA or whether the applicants had to apply to the ZBA for same?

Vice-Chairman Antkowiak: Stated the applicants will have to make an application to the ZBA.

**Motion by Krueger, supported by Sharrow to recommend the ZBA issue a waiver of the variance for the sidewalk requirement at the Harsens Island Schoolhouse Grille as there**

**are no sidewalks on Harsens Island and none for this project to tie into which makes it a useless requirement in this instance.**

**AYES: All            NAYS: None            ABSENT: Chairperson DeBoyer; Keller**

**MOTION CARRIED.**

Vice-Chairman Antkowiak: (6) A complete landscape and screening plan is required for the site. Please refer to Section 3.09, Section 18.07, and Section 22.02. Landscaping has been added to the Plan. The Commission will have to determine if the information provided is adequate for the review and waive specific submission requirements of these sections. He further stated that the landscaping on the Site Plan indicates that it has been added to the area where all the trees are located and questioned the applicants as to whether this would not be more appropriate on the opposite side?

Anthony Bane: They added it where indicated in an attempt to give the neighboring residents some privacy. There are no neighbors on the opposite side. Also, that is where they left the fence and where they plan to add grapevines, which will also add to the landscaping. There also are some existing trees in that area.

Simon: Questioned whether all the trees will be able to remain once they start adding the additional parking spaces?

Anthony Bane: He believes out of the 11 existing trees, there may be approximately five left after he comes 15 feet off the property line for the greenbelt. They may put some arborvitae in next to the school but once they get to the fence, they will have the grapevines that go down the entire fence line.

Vice-Chairman Antkowiak: Stated that he recalled from previous discussion and in looking at the photographs, the area appeared to be pretty wooded.

Anthony Bane: It is, but it's scraggly brush and scrubs and they want to clean that up. He would like to eventually plant some fruit trees in that area.

Krueger: Questioned what the applicants are proposing on the south side of the property and whether the greenbelt area is going to consist of strictly grapevines on the fence?

Anthony Bane: The grapevines would continue for the whole length of the fence. However, since he is not sure how the grapevines would grow underneath the existing trees, they may not plant any grapevines under the trees.

Krueger: Suggested the applicants add the grapevines on the Site Plan. Also, he questioned whether grapevines would be considered adequate for the Ordinance?

Maher: Stated it is totally discretionary for the Planning Commission to determine what is adequate. He further stated that if all Planning Commissioners were in agreement that the grapevines were sufficient that a motion be made to waive the technical submission items because what is on the Site Plan is easily readable and understandable.

Vice-Chairman Antkowiak: Questioned what Mr. Maher meant by “the technical submission items”?

Maher: It would require that the species, height, staking, etc. of the landscaping be delineated.

Vice-Chairman Antkowiak: Stated that the applicants will be required to note the grapevines on the Site Plan.

**Motion by Simon, supported by Lines that the screening on the greenbelt on the south side of the property along the fence line be approved as consisting of a variety of grapevines, including white and red.**

**AYES: All                    NAYS: None                    ABSENT: Chairperson DeBoyer; Keller**

**MOTION CARRIED.**

Vice-Chairman Antkowiak: (7) The trash dumpster is required to be screened per Section 3.10. That has been delineated and doesn’t need to be addressed.

Simon: Stated that he understands that the sign is to go in the existing frame but believes the frame was moved.

Kristin Bane: The sign is going into the frame that exists but is just currently sitting off to the side.

Anthony Bane: They are hoping to place the sign in the center island if approved by the sign ordinance. They have obtained the application for same.

**Motion by Krueger, supported by Simon to approve the Site Plan for the Harsens Island Schoolhouse Grille, 2669 Columbine Road, subject to the stipulations that were made with regard to loading and unloading, striping of the parking spaces, application to ZBA regarding waiver of the sidewalk variance, and adding the grapevines on the south side of the Site Plan as the screening and greenbelt area.**

**R/C VOTE:**

**AYES: Sharrow, Krueger, Schweikart, Lines, Vice-Chairman Antkowiak, Lyle, Simon**

**NAYS: None                    ABSENT: Chairperson DeBoyer; Keller**

**MOTION CARRIED.**

**6. PLANNING CONSULTANT’S REPORT:**

Maher: He has presented a copy of a version of the Township Planning Act that he tried to simplify for the Commissioners. He also suggested getting back on track in regard to the Master Plan and will contact Chairperson DeBoyer regarding same.

**7. Z.B.A. REPRESENTATIVE’S REPORT:**

Vice-Chairman Antkowiak: At the May ZBA meeting, a request was made for a variance for a fence on one of the bird streets that was denied. There has been subsequent discussions that many residents on the bird streets would rather have fencing. This issue may be a possibility that would require making an amendment to the Ordinance.

**8. CHAIRPERSON’S REPORT:**

None.

**9. PLANNING COMMISSION MEMBERS COMMENTS:**

None.

**10. PUBLIC COMMENTS:**

None.

**11. ADJOURNMENT:**

**Motion by Lines, supported by Simon to adjourn the meeting at 7:56 p.m.**

**AYES: All                      NAYS: None                      ABSENT: Chairperson DeBoyer; Keller**

**MOTION CARRIED.**

Respectfully Submitted,

Christine Holcomb  
Recording Secretary