



CLAY TOWNSHIP BUILDING/ZONING MONTHLY REPORT FOR: SEPTEMBER 2024

NEW BUILDING, RESIDENTIAL: 6
NEW STRUCTURES COMMERCIAL: 0

BUILDING PERMITS:	42	\$	34,432.00
ELECTRICAL PERMITS:	19	\$	4,546.00
MECHANICAL PERMITS:	12	\$	3,045.00
PLUMBING PERMITS:	5	\$	1,266.00
ZONING PERMITS:	2	\$	360.00
SIGN PERMITS:	0	\$	0.00
TOTAL NUMBER PERMITS FOR SEPTEMBER 2024:		80	\$ 43,649.00

CONSTRUCTION COST ESTIMATE FOR SEPTEMBER 2024: \$4,969,175.00

BUILDING INSPECTIONS	146	PLUMBING INSPECTIONS	9
Electrical Inspections	38	Mechanical Inspections	20
Sign Inspections	0	Zoning Inspections	2

TOTAL NUMBER OF INSPECTIONS COMPLETED IN SEPTEMBER 2024: 215

BUILDING WITHOUT PERMITS/STOP WORK: 6
NUMBER OF COURT APPEARANCES FOR BUILDING INSPECTOR:

PLANNING COMMISSION:
ZONING BOARD OF APPEALS:

JOINT WORKSHOP ATTACHED

PREPARED BY CINDY BABISZ

GARY BIERL
BUILDING/ZONING OFFICIAL

Permit by Category with Detail

		Estimated Cost	Permit Fee	Number of Permits
ALTERATIONS TO EXISTING				
PB2024-0302	8846 STONE RD	\$17,758	\$310.00	
PB2024-0303	8116 MIDDLE CHANNEL DR	\$15,237	\$300.00	
PB2024-0304	9561 ST CLAIR BLVD	\$4,045	\$220.00	
PB2024-0305	9925 SOUTH CHANNEL DR	\$180,000	\$1,057.00	
PB2024-0306	7776 FARNSWORTH DR	\$2,781	\$200.00	
PB2024-0317	3856 SOUTH CHANNEL DR	\$120,000	\$793.00	
PB2024-0318	8128 ANCHOR BAY DR	\$51,934	\$499.00	
PB2024-0325	9287 NORTH RIVER RD #9	\$3,713	\$210.00	
PB2024-0326	8845 STONE RD	\$6,253	\$240.00	
PB2024-0327	7344 FLAMINGO RD	\$59,000	\$565.00	
PB2024-0329	9287 NORTH RIVER RD #9	\$3,713	\$210.00	
PB2024-0330	7980 ANCHOR BAY DR	\$200,000	\$1,180.00	
PB2024-0335	7275 AUDUBON RD	\$6,219	\$240.00	
PB2024-0336	8018 MORROW RD	\$8,738	\$260.00	
PB2024-0340	8104 MIDDLE CHANNEL DR	\$58,000	\$525.00	
PB2024-0344	7597 COLONY DR	\$30,000	\$400.00	
ALTERATIONS TO EXISTING		\$767,391	\$7,209.00	16
ATTACHED GARAGE				
PB2024-0296	8440 ANCHOR BAY DR	\$10,000	\$270.00	
ATTACHED GARAGE		\$10,000	\$270.00	1
DECKS/PORCHES				
PB2024-0314	9556 ANCHOR DR	\$15,000	\$295.00	
PB2024-0351	8296 SOUTH CHANNEL DR	\$6,500	\$240.00	
DECKS/PORCHES		\$21,500	\$535.00	2
DEMOLITION				
PB2023-0401	137 ST CLAIR AVE	\$0	\$230.00	
DEMOLITION		\$0	\$230.00	1
DETACHED GARAGES				
PB2024-0337	5106 TAFT RD	\$0	\$140.00	
PB2024-0339	9628 PEARL BEACH BLVD	\$25,000	\$345.00	
PB2024-0342	7425 VENICE HWY	\$52,000	\$499.00	
PB2024-0343	5720 PTE TREMBLE RD	\$90,000	\$666.00	
DETACHED GARAGES		\$167,000	\$1,650.00	4

Permit by Category with Detail

		Estimated Cost	Permit Fee	Number of Permits
ELECTRICAL UPGRADE				
PE2024-0198	7244 BEDORE HWY	\$0	\$172.00	
PE2024-0199	9564 LAKEPOINTE BLVD	\$0	\$160.00	
PE2024-0200	7234 HARBOR DR	\$0	\$270.00	
PE2024-0201	8846 STONE RD	\$0	\$301.00	
PE2024-0202	1905 MILL ST	\$0	\$155.00	
PE2024-0203	479 SNI BORA-STRAWBERRY ISL C	\$0	\$405.00	
PE2024-0204	8104 MIDDLE CHANNEL DR	\$0	\$440.00	
PE2024-0205	8918 ANCHOR BAY DR	\$0	\$161.00	
PE2024-0206	2348 SOUTH CHANNEL DR	\$0	\$471.00	
PE2024-0207	4235 SOUTH CHANNEL DR	\$0	\$190.00	
PE2024-0208	7374 FLAMINGO RD	\$0	\$161.00	
PE2024-0209	9239 NORTH RIVER RD	\$0	\$240.00	
PE2024-0210	8610 ANCHOR BAY DR	\$0	\$235.00	
PE2024-0211	3478 PTE TREMBLE RD	\$0	\$165.00	
PE2024-0212	892 NORTH CHANNEL DR	\$0	\$190.00	
PE2024-0214	233 FRASIER BLVD	\$0	\$166.00	
PE2024-0215	3781 FRUIT RD	\$0	\$166.00	
PE2024-0216	8366 ANCHOR BAY DR	\$0	\$247.00	
PE2024-0217	8303 SOUTH CHANNEL DR	\$0	\$251.00	
ELECTRICAL UPGRADE		\$0	\$4,546.00	19
FENCE				
PZ2023-0035	6318 MARINA DR	\$0	\$180.00	
PZ2024-0037	9255 ISLAND DR	\$0	\$180.00	
FENCE		\$0	\$360.00	2
MECHANICAL UPGRADE				
PM2024-0143	8371 COLONY DR	\$0	\$380.00	
PM2024-0144	8190 ANCHOR BAY DR	\$0	\$180.00	
PM2024-0145	8918 ANCHOR BAY DR	\$0	\$240.00	
PM2024-0146	4235 SOUTH CHANNEL DR	\$0	\$190.00	
PM2024-0147	8550 MARSH RD	\$0	\$180.00	
PM2024-0148	7374 FLAMINGO RD	\$0	\$210.00	
PM2024-0149	6140 SOUTH CHANNEL DR	\$0	\$295.00	
PM2024-0150	2870 SOUTH CHANNEL DR	\$0	\$265.00	
PM2024-0151	892 NORTH CHANNEL DR	\$0	\$190.00	
PM2024-0152	8104 MIDDLE CHANNEL DR	\$0	\$395.00	

Permit by Category with Detail

		Estimated Cost	Permit Fee	Number of Permits
PM2024-0153	233 FRASIER BLVD	\$0	\$280.00	
PM2024-0154	3781 FRUIT RD	\$0	\$240.00	
MECHANICAL UPGRADE		\$0	\$3,045.00	12
MOBILE HOME PARK				
PB2024-0307	9715 MARINA CIRCLE	\$3,000	\$275.00	
PB2024-0308	9719 MARINA CIRCLE	\$3,000	\$275.00	
PB2024-0309	9214 HARBOR LANE	\$3,000	\$275.00	
PB2024-0310	9140 WINDWARD DR	\$3,000	\$275.00	
PB2024-0311	9136 WINDWARD DR	\$3,000	\$275.00	
PB2024-0312	9656 ANCHOR DR	\$3,000	\$275.00	
PB2024-0313	9635 ANCHOR DR	\$3,000	\$275.00	
PB2024-0315	9579 ANCHOR DR	\$3,000	\$275.00	
PB2024-0316	9642 SEAWAY DR	\$3,000	\$275.00	
PB2024-0324	9618 SEAWAY DR	\$3,000	\$275.00	
MOBILE HOME PARK		\$30,000	\$2,750.00	10
NEW SINGLE FAMILY				
PB2024-0295	7271 CARDINAL RD	\$449,000	\$1,959.00	
PB2024-0300	9985 SOUTH CHANNEL DR	\$700,000	\$3,345.00	
PB2024-0328	8450 MC KINLEY RD	\$580,000	\$2,817.00	
PB2024-0333	8675 COLONY DR	\$753,000	\$3,578.00	
PB2024-0334	8665 COLONY DR	\$798,000	\$3,776.00	
PB2024-0347	6290 SOUTH CHANNEL DR	\$500,000	\$2,465.00	
NEW SINGLE FAMILY		\$3,780,000	\$17,940.00	6
PLUMBING UPGRADE				
PP2024-0083	7327 RIVERSIDE DR	\$0	\$258.00	
PP2024-0084	8846 STONE RD	\$0	\$260.00	
PP2024-0085	7234 HARBOR DR	\$0	\$250.00	
PP2024-0086	8360 ANCHOR BAY DR	\$0	\$328.00	
PP2024-0087	8810 ANCHOR BAY DR	\$0	\$170.00	
PLUMBING UPGRADE		\$0	\$1,266.00	5
REROOF /RIP OFF & SHINGLE ONLY				
PB2024-0299	6616 DICKINSON ISLAND	\$12,000	\$315.00	
PB2024-0319	124 WALPOLE RD	\$33,619	\$451.00	
PB2024-0320	267 RIVERVIEW RD	\$9,831	\$305.00	
PB2024-0321	4811 PTE TREMBLE RD	\$28,744	\$441.00	

Permit by Category with Detail

		Estimated Cost	Permit Fee	Number of Permits
PB2024-0322	137 ST CLAIR BLVD RUSSELL	\$17,862	\$345.00	
PB2024-0332	3260 SOUTH CHANNEL DR	\$13,000	\$320.00	
PB2024-0338	8784 SOUTH CHANNEL DR	\$20,000	\$355.00	
PB2024-0341	8128 ANCHOR BAY DR	\$8,000	\$285.00	
PB2024-0345	3184 NORTH CHANNEL DR W	\$9,000	\$295.00	
PB2024-0346	9445 LAKEPOINTE BLVD	\$7,350	\$285.00	
PB2024-0349	9148 WINDWARD DR	\$33,878	\$451.00	
REROOF /RIP OFF & SHINGLE ONLY		\$193,284	\$3,848.00	11
Total		\$4,969,175	\$43,649.00	89

Inspection List

Address	Parcel Number	Inspection Type	Completed	Result
8360 ANCHOR BAY DR	14-109-0100-000	BRICK FLASHIN	09/03/2024	Approved
8947 FIELD RD	14-541-0050-000	ROUGH	09/03/2024	Disapproved
8440 ANCHOR BAY DR	14-118-0008-000	PLAN REVIEW	09/03/2024	Approved
2387 LITTLE RD	14-618-0029-000	PLAN REVIEW	09/03/2024	Not Ready
9411 PEARL BEACH BLVD	14-055-0022-000	FOOTING	09/03/2024	Partially Approv
7565 SOUTH CHANNEL DR	14-847-0333-000	FINAL	09/04/2024	Approved
222 LA CROIX RD	14-514-0096-000	FINAL	09/04/2024	Approved
7411 DYKE RD	14-496-0167-000	FINAL	09/04/2024	Approved
6140 SOUTH CHANNEL DR	14-847-0542-000	POST HOLE, PM	09/04/2024	Approved
4045 SOUTH CHANNEL DR	14-847-0668-000	FINAL	09/04/2024	Approved
6616 DICKINSON ISLAND	14-883-0117-000	PLAN REVIEW	09/04/2024	Approved
2709 PTE TREMBLE RD	14-415-0005-000	PORCH COMPAC	09/04/2024	Approved
9985 SOUTH CHANNEL DR	14-847-0002-000	PLAN REVIEW	09/04/2024	Approved
5355 PTE TREMBLE RD	14-424-0114-000	PLAN REVIEW	09/04/2024	Not Ready
8371 COLONY DR	14-217-0047-000	ROUGH	09/05/2024	Approved
5080 COVE CT	14-998-9001-138	FINAL	09/05/2024	Approved
5080 COVE CT	14-998-9001-138	FINAL	09/05/2024	Approved
7327 RIVERSIDE DR	14-235-0074-000	ROUGH	09/05/2024	Approved
2940 SOUTH CHANNEL DR	14-757-0008-001	FINAL	09/09/2024	Not Ready
7327 RIVERSIDE DR	14-235-0074-000	INSULATION PM	09/09/2024	Approved
8846 STONE RD	14-033-4020-000	PLAN REVIEW	09/09/2024	Approved
8116 MIDDLE CHANNEL DR	14-874-0033-000	PLAN REVIEW	09/09/2024	Approved
9561 ST CLAIR BLVD	14-406-0065-000	PLAN REVIEW	09/09/2024	Approved
9900 SOUTH CHANNEL DR 9833	14-847-0002-000	FINAL	09/09/2024	Approved
9925 SOUTH CHANNEL DR	14-847-0002-000	PLAN REVIEW	09/09/2024	Approved
9536 ANCHOR DR	14-998-9001-124	FINAL	09/09/2024	Approved
9536 ANCHOR DR	14-998-9001-124	FINAL	09/09/2024	Approved
9531 ANCHOR DR	14-998-9001-063	FINAL	09/09/2024	Approved
9531 ANCHOR DR	14-998-9001-063	FINAL	09/09/2024	Approved
5109 SOUTH CHANNEL DR	14-847-0592-001	Stone / Sand	09/09/2024	Approved
7776 FARNSWORTH DR	14-163-0023-000	PLAN REVIEW	09/09/2024	Approved
9715 MARINA CIRCLE	14-998-9001-300	PLAN REVIEW	09/09/2024	Approved
9719 MARINA CIRCLE	14-998-9001-299	PLAN REVIEW	09/09/2024	Approved
9214 HARBOR LANE	14-998-9001-276	PLAN REVIEW	09/09/2024	Approved
9140 WINDWARD DR	14-998-9001-215	PLAN REVIEW	09/09/2024	Approved
9136 WINDWARD DR	14-998-9001-214	PLAN REVIEW	09/09/2024	Approved

Inspection List

Address	Parcel Number	Inspection Type	Completed	Result
9656 ANCHOR DR	14-998-9001-094	PLAN REVIEW	09/09/2024	Approved
9635 ANCHOR DR	14-998-9001-086	PLAN REVIEW	09/09/2024	Approved
9556 ANCHOR DR	14-998-9001-119	PLAN REVIEW	09/09/2024	Approved
9579 ANCHOR DR	14-998-9001-075	PLAN REVIEW	09/09/2024	Approved
9642 SEAWAY DR	14-998-9001-036	PLAN REVIEW	09/09/2024	Approved
8416 MARSH RD	14-028-3020-000	POST HOLE Insp	09/09/2024	Partially Approv
3856 SOUTH CHANNEL DR	14-676-0008-000	PLAN REVIEW	09/09/2024	Approved
8128 ANCHOR BAY DR	14-109-0053-000	PLAN REVIEW	09/09/2024	Approved
267 RIVERVIEW RD	14-901-0154-000	PLAN REVIEW	09/09/2024	Approved
4811 PTE TREMBLE RD	14-433-0054-000	PLAN REVIEW	09/09/2024	Approved
5355 PTE TREMBLE RD	14-424-0114-000	MEETING @ 10a	09/10/2024	Partially Approv
9780 NORTH RIVER RD	14-487-0030-000	FINAL	09/10/2024	Approved
9317 NORTH RIVER RD	14-487-0073-000	FINAL	09/10/2024	Approved
137 ST CLAIR BLVD RUSSELL	14-901-0148-000	PLAN REVIEW	09/10/2024	Approved
9618 SEAWAY DR	14-998-9001-042	PLAN REVIEW	09/10/2024	Approved
124 WALPOLE RD	14-901-0181-000	PLAN REVIEW	09/10/2024	Approved
9287 NORTH RIVER RD #9	14-986-0009-000	PLAN REVIEW	09/10/2024	Approved
8845 STONE RD	14-033-4008-100	PLAN REVIEW	09/10/2024	Approved
7344 FLAMINGO RD	14-208-0105-000	PLAN REVIEW	09/10/2024	Approved
10421 ST JOHN DR	14-568-0019-000	PLEASE CHECK	09/11/2024	Not Ready
5109 SOUTH CHANNEL DR	14-847-0592-001	PORCH SLAB PM	09/11/2024	Approved
8450 MC KINLEY RD	14-029-3011-001	PLAN REVIEW	09/11/2024	Approved
7302 PARKLANE DR	14-235-0038-000	FINAL	09/11/2024	Approved
7302 PARKLANE DR	14-235-0038-000	FINAL	09/11/2024	Approved
7183 LAZY LANE	14-856-0013-001	FINAL	09/11/2024	Approved
8975 NORTH CHANNEL	14-946-0046-000	BOATRIDE FINA	09/12/2024	Approved
7774 FARNSWORTH DR	14-163-0024-000	FINAL @ 10am	09/12/2024	Approved
6205 SOUTH CHANNEL DR	14-847-0535-000	FINAL	09/12/2024	Approved
9544 ST CLAIR BLVD	14-052-0025-110	FINAL	09/12/2024	Partially Approv
7234 HARBOR DR	14-920-0018-000	ROUGH	09/12/2024	Partially Approv
2306 GOLF COURSE RD	14-631-0094-001	ROUGH	09/12/2024	Approved
2306 GOLF COURSE RD	14-631-0094-001	PLEASE CHECK	09/12/2024	Not Ready
5820 GREEN DR	14-847-0554-000	Please Check	09/12/2024	Disapproved
6215 SOUTH CHANNEL DR	14-847-0534-000	FOOTING	09/12/2024	Partially Approv
7898 SOUTH CHANNEL	14-847-0241-000	ROUGH	09/16/2024	Partially Approv
9493 PHELPS RD	14-059-0005-000	ROUGH 1pm	09/16/2024	Not Ready

Inspection List

Address	Parcel Number	Inspection Type	Completed	Result
7236 BLUEBILL RD	14-190-0069-000	FINAL	09/16/2024	Approved
6070 SWARTOUT RD	14-028-2015-000	FINAL	09/16/2024	Approved
7333 BEALANE RD	14-343-0044-000	FINAL	09/16/2024	Approved
6215 SOUTH CHANNEL DR	14-847-0534-000	SAND/GARAGE	09/16/2024	Partially Approved
2348 SOUTH CHANNEL DR	14-514-0028-000	ROUGH	09/16/2024	Approved
7186 SOUTH CHANNEL DR	14-856-0002-000	PLAN REVIEW	09/16/2024	Not Ready
6215 SOUTH CHANNEL DR	14-847-0534-000	SAND	09/16/2024	Partially Approved
8366 ANCHOR BAY DR	14-109-0103-000	MEETING @ 2:30	09/16/2024	Partially Approved
7980 ANCHOR BAY DR	14-109-0025-000	PLAN REVIEW	09/16/2024	Approved
6936 SWARTOUT RD	14-029-1004-200	PLAN REVIEW	09/16/2024	Not Ready
5820 GREEN DR	14-847-0554-000	On Site Meeting 11	09/17/2024	Not Ready
5793 PTE TREMBLE RD	14-424-0062-000	ROUGH FRAME	09/17/2024	Approved
9556 ANCHOR DR	14-998-9001-119	ROUGH	09/17/2024	Approved
2742 COTTAGE LN	14-820-0026-000	PLEASE CHECK	09/17/2024	Not Ready
3260 SOUTH CHANNEL DR	14-514-0120-000	PLAN REVIEW	09/17/2024	Approved
8675 COLONY DR	14-217-0018-001	PLAN REVIEW	09/17/2024	Approved
8665 COLONY DR	14-217-0018-010	PLAN REVIEW	09/17/2024	Approved
7275 AUDUBON RD	14-181-0031-000	PLAN REVIEW	09/17/2024	Approved
8018 MORROW RD	14-029-1005-000	PLAN REVIEW	09/17/2024	Approved
135 MUSCAMOOT BAY	14-865-0107-002	MEETING @ 3pm	09/17/2024	Partially Approved
5106 TAFT RD	14-062-0008-000	PLAN REVIEW	09/18/2024	Approved
8784 SOUTH CHANNEL DR	14-847-0081-001	PLAN REVIEW	09/18/2024	Approved
9628 PEARL BEACH BLVD	14-145-0015-001	PLAN REVIEW	09/18/2024	Approved
7271 CARDINAL RD	14-199-0032-000	PLAN REVIEW	09/18/2024	Approved
8104 MIDDLE CHANNEL DR	14-874-0034-000	PLAN REVIEW	09/18/2024	Approved
9210 MAPLE ST	14-244-0080-151	FINAL	09/19/2024	Approved
7497 ZOBL CT	14-496-0007-000	ROUGH 10am	09/19/2024	Approved
9395 PEARL BEACH BLVD	14-055-0030-000	ROUGH	09/19/2024	Partially Approved
8450 MC KINLEY RD	14-029-3011-001	AM BASEMENT	09/19/2024	Approved
2195 SOUTH CHANNEL DR	14-514-0022-000	SPREAD FOOTING	09/19/2024	Approved
8128 ANCHOR BAY DR	14-109-0053-000	PLAN REVIEW	09/19/2024	Approved
7425 VENICE HWY	14-847-0370-000	PLAN REVIEW	09/19/2024	Approved
8354 SOUTH CHANNEL DR	14-847-0145-000	FINAL	09/23/2024	Approved
9556 ANCHOR DR	14-998-9001-119	FINAL	09/23/2024	Approved
5720 PTE TREMBLE RD	14-060-0019-000	PLAN REVIEW	09/23/2024	Approved
2348 SOUTH CHANNEL DR	14-514-0028-000	INSULATION	09/23/2024	Approved

Inspection List

Address	Parcel Number	Inspection Type	Completed	Result
7597 COLONY DR	14-217-0106-000	PLAN REVIEW	09/23/2024	Approved
135 MUSCAMOOT BAY	14-865-0107-002	ROUGH 11:30 Boa	09/23/2024	Partially Approv
3184 NORTH CHANNEL DR W	14-748-0050-000	PLAN REVIEW	09/27/2024	Approved
9445 LAKEPOINTE BLVD	14-406-0021-000	PLAN REVIEW	09/24/2024	Approved
6290 SOUTH CHANNEL DR	14-847-0532-000	PLAN REVIEW	09/24/2024	Approved
5820 GREEN DR	14-847-0554-000	PLAN REVIEW	09/24/2024	Not Ready
7313 AQUA ISLE DR	14-226-0045-000	FINAL 11am	09/25/2024	Approved
4952 TAFT RD	14-600-0002-000	FINAL	09/25/2024	Approved
8499 COLONY DR	14-217-0030-001	FINAL	09/25/2024	Approved
6389 MARINA DR	14-226-0068-000	FINAL	09/25/2024	Approved
7311 FLAMINGO RD	14-208-0055-000	FINAL	09/25/2024	Approved
6413 DYKE RD	14-586-0010-000	FINAL	09/25/2024	Approved
8018 MORROW RD	14-029-1005-000	FINAL	09/25/2024	Approved
5109 SOUTH CHANNEL DR	14-847-0592-001	EXTERIOR WAL	09/25/2024	Partially Approv
6290 SOUTH CHANNEL DR	14-847-0532-000	FINAL	09/25/2024	Approved
9261 NORTH RIVER RD	14-487-0078-000	COMPATION PM	09/25/2024	Approved
6343 DYKE RD	14-586-0039-000	MEETING @ 1:30	09/25/2024	Partially Approv
9148 WINDWARD DR	14-998-9001-217	PLAN REVIEW	09/25/2024	Approved
6342 MARINA DR	14-586-0067-000	FINAL	09/25/2024	Approved
3275 PTE TREMBLE RD	14-442-0170-000	FINAL	09/25/2024	Approved
6616 DICKINSON ISLAND	14-883-0117-000	FINAL	09/26/2024	Approved
2600 PTE TREMBLE RD	14-442-0095-000	PLAN REVIEW	09/26/2024	Not Ready
8296 SOUTH CHANNEL DR	14-847-0168-000	PLAN REVIEW	09/26/2024	Approved
8380 SNI BORA	14-937-0053-000	FINAL	09/26/2024	Approved
9565 SNI BORA	14-937-0010-001	FINAL	09/26/2024	Approved
9595 DOTY HWY	14-937-0017-001	Boat Ride Underlay	09/26/2024	Disapproved
8260 MAYBURY HWY	14-847-0181-001	PROGRESS REP	09/26/2024	Partially Approv
9994 NORTH RIVER RD	14-460-0009-000	FINAL 10am	09/30/2024	Approved
5702 SOUTH CHANNEL DR	14-847-0565-000	PRE POUR	09/30/2024	Approved
6140 SOUTH CHANNEL DR	14-847-0542-000	UNDER FLOOR 2	09/30/2024	Approved
8360 ANCHOR BAY DR	14-109-0100-000	ROUGH	09/30/2024	Partially Approv
8315 SOUTH CHANNEL DR	14-847-0144-000	FINAL	09/30/2024	Approved
8315 SOUTH CHANNEL DR	14-847-0144-000	FINAL	09/30/2024	Approved
7307 RIVERSIDE DR	14-235-0069-000	ROUGH STANSI	09/30/2024	Approved
8296 SOUTH CHANNEL DR	14-847-0168-000	FOOTING & STE	09/30/2024	Approved
9757 MARINA CIRCLE	14-998-9001-293	FINAL 11am	09/30/2024	Approved

Inspection List

Address	Parcel Number	Inspection Type	Completed	Result
9148 WINDWARD DR	14-998-9001-217	OPEN ROOF 1pm	09/30/2024	Partially Approved
8855 FOLKERT RD	14-054-0016-050	FINAL	09/30/2024	Approved

Inspections: 146

Population: All Records
Inspection.DateTimeCompleted Between 9/1/2024 12:00:00 AM AND 9/30/2024 11:59:59 PM AND
Permit.PermitType = Building AND
Inspection.Status = Completed

Inspection List

Address	Parcel Number	Inspection Type	Completed	Result
5910 JANKOW RD	14-034-4017-300	FINAL	09/03/2024	Approved
7327 RIVERSIDE DR	14-235-0074-000	ROUGH	09/03/2024	Approved
9643 ANCHOR DR	14-998-9001-088	FINAL	09/04/2024	Approved
5691 WINDJAMMER DR	14-998-9001-190	FINAL	09/04/2024	Approved
9556 ANCHOR DR	14-998-9001-119	FINAL	09/04/2024	Approved
7335 BEALANE RD	14-343-0045-000	FINAL	09/04/2024	Approved
9208 SOUTH CHANNEL DR	14-847-0028-000	ROUGH/FINAL	09/05/2024	Approved
9564 LAKEPOINTE BLVD	14-406-0059-000	FINAL	09/05/2024	Approved
8162 MIDDLE CHANNEL DR	14-874-0027-000	FINAL	09/09/2024	Approved
7244 BEDORE HWY	14-847-0436-000	FINAL	09/09/2024	Not Ready
7234 HARBOR DR	14-920-0018-000	ROUGH	09/10/2024	Approved
7898 SOUTH CHANNEL	14-847-0241-000	BOATRIDE ROU	09/11/2024	Approved
8260 ANCHOR BAY DR	14-109-0080-000	ROUGH SERVIC	09/11/2024	Approved
2630 SOUTH CHANNEL DR	14-514-0068-000	FINAL	09/11/2024	Not Ready
2348 SOUTH CHANNEL DR	14-514-0028-000	ROUGH & SERVI	09/12/2024	Approved
2630 SOUTH CHANNEL DR	14-514-0068-000	FINAL	09/12/2024	Partially Approv
7325 EDLANE RD	14-352-0048-000	ROUGH	09/17/2024	Approved
2494 NORTH CHANNEL DR	14-748-0011-000	FINAL	09/18/2024	Approved
8825 NORTH CHANNEL	14-946-0041-000	BOATRIDE FINA	09/18/2024	Approved
8360 ANCHOR BAY DR	14-109-0100-000	ROUGH	09/19/2024	Approved
1120 NORTH CHANNEL DR	14-721-0036-000	TRENCH	09/19/2024	Approved
9811 SOUTH CHANNEL DR	14-847-0002-000	ROUGH	09/19/2024	Approved
8486 ANCHOR BAY DR	14-118-0016-000	FINAL	09/23/2024	Approved
2855 FRUIT RD	14-442-0060-001	FINAL	09/24/2024	Not Ready
7313 AQUA ISLE DR	14-226-0045-000	FINAL	09/24/2024	Approved
7895 INGLEWOOD DR	14-496-0033-000	FINAL	09/25/2024	Not Ready
3478 PTE TREMBLE RD	14-442-0037-001	SERVICE/FINAL	09/25/2024	Approved
8610 ANCHOR BAY DR	14-118-0046-000	SERVICE	09/25/2024	Approved
8104 MIDDLE CHANNEL DR	14-874-0034-000	SERVICE & ROU	09/25/2024	Approved
1905 MILL ST	14-469-0017-000	FINAL	09/26/2024	Approved
8260 ANCHOR BAY DR	14-109-0080-000	FINAL	09/26/2024	Approved
6343 DYKE RD	14-586-0039-000	ROUGH	09/26/2024	Approved
8390 SOUTH CHANNEL DR	14-847-0143-001	FINAL	09/26/2024	Approved
2630 SOUTH CHANNEL DR	14-514-0068-000	RE-INSPECTION	09/26/2024	Partially Approv
2600 PTE TREMBLE RD	14-442-0095-000	PLAN REVIEW	09/26/2024	Approved
9239 NORTH RIVER RD	14-487-0083-000	TRENCH	09/30/2024	Approved

Inspection List

Address	Parcel Number	Inspection Type	Completed	Result
479 SNI BORA-STRAWBERRY IS	14-937-0195-003	BOATRIDE ROU	09/30/2024	Approved
2306 GOLF COURSE RD	14-631-0094-001	SERVICE	09/30/2024	Approved

Inspections: 38

Population: All Records
Inspection.DateTimeCompleted Between 9/1/2024 12:00:00 AM AND 9/30/2024 11:59:59 PM AND
Permit.PermitType = Electrical AND
Inspection.Status = Completed

Inspection List

Address	Parcel Number	Inspection Type	Completed	Result
9643 ANCHOR DR	14-998-9001-088	FINAL	09/04/2024	Approved
5691 WINDJAMMER DR	14-998-9001-190	FINAL	09/04/2024	Approved
9556 ANCHOR DR	14-998-9001-119	FINAL	09/04/2024	Approved
5628 PTE TREMBLE RD	14-057-0004-000	FINAL	09/04/2024	Approved
8371 COLONY DR	14-217-0047-000	ROUGH	09/04/2024	Approved
8190 ANCHOR BAY DR	14-109-0065-000	ROUGH	09/09/2024	Approved
7220 CARDINAL RD	14-199-0081-000	RE-INSPECTION	09/09/2024	Approved
7254 BLUEBILL RD	14-190-0061-000	ROUGH	09/09/2024	Approved
9395 PEARL BEACH BLVD	14-055-0030-000	ROUGH	09/16/2024	Approved
7307 RIVERSIDE DR	14-235-0069-000	REINSPECTION	09/16/2024	Approved
7335 BEALANE RD	14-343-0045-000	FINAL	09/16/2024	Not Ready
2494 NORTH CHANNEL DR	14-748-0011-000	GAS PRES. & FIN	09/18/2024	Approved
8360 ANCHOR BAY DR	14-109-0100-000	ROUGH	09/18/2024	Approved
2630 SOUTH CHANNEL DR	14-514-0068-000	FINAL	09/23/2024	Disapproved
6123 HIGH RD	14-033-3001-700	FINAL	09/25/2024	Approved
7895 INGLEWOOD DR	14-496-0033-000	FINAL	09/25/2024	Approved
8390 SOUTH CHANNEL DR	14-847-0143-001	FINAL	09/30/2024	Approved
9612 SOUTH CHANNEL DR	14-960-0016-000	FINAL	09/30/2024	Approved
7335 BEALANE RD	14-343-0045-000	FINAL	09/30/2024	Approved
8104 MIDDLE CHANNEL DR	14-874-0034-000	ROUGH	09/30/2024	Not Ready

Inspections: 20

Population: All Records

Inspection.DateTimeCompleted Between 9/1/2024 12:00:00 AM AND 9/30/2024 11:59:59 PM AND

Permit.PermitType = Mechanical AND

Inspection.Status = Completed

Inspection List

Address	Parcel Number	Inspection Type	Completed	Result
7327 RIVERSIDE DR	14-235-0074-000	ROUGH	09/04/2024	Approved
7269 BLUEBILL RD	14-190-0033-000	FINAL	09/09/2024	Approved
7254 BLUEBILL RD	14-190-0061-000	ROUGH	09/09/2024	Approved
7234 HARBOR DR	14-920-0018-000	ROUGH	09/11/2024	Approved
8360 ANCHOR BAY DR	14-109-0100-000	ROUGH	09/18/2024	Approved
8104 MIDDLE CHANNEL DR	14-874-0034-000	ROUGH	09/23/2024	Approved
7895 INGLEWOOD DR	14-496-0033-000	FINAL	09/25/2024	Approved
9612 SOUTH CHANNEL DR	14-960-0016-000	FINAL	09/30/2024	Approved
8390 SOUTH CHANNEL DR	14-847-0143-001	FINAL	09/30/2024	Approved

Inspections: 9

Population: All Records

Inspection.DateTimeCompleted Between 9/1/2024 12:00:00 AM AND 9/30/2024 11:59:59 PM AND

Permit.PermitType = Plumbing AND

Inspection.Status = Completed

Inspection List

Address	Parcel Number	Inspection Type	Completed	Result
9255 ISLAND DR	14-244-0055-000	PLAN REVIEW	09/09/2024	Approved
9255 ISLAND DR	14-244-0055-000	FINAL ZONING	09/19/2024	Approved

Inspections: 2

Population: All Records
Inspection.DateTimeCompleted Between 9/1/2024 12:00:00 AM AND 9/30/2024 11:59:59 PM AND
Permit.PermitType = Zoning AND
Inspection.Status = Completed



TOWNSHIP OF CLAY
REGULAR PLANNING COMMISSION MEETING
WEDNESDAY, SEPTEMBER 25, 2024 – 7:00 PM
4710 POINTE TREMBLE, CLAY MI 48001

This notice is posted in compliance with PA267 of 1976 as amended (Open Meetings Act), MCLA 41.72a (2) (3) and the Americans with Disabilities Act. Individuals with disabilities requiring auxiliary aids or services should contact the Township Clerk by writing or calling: Cindy Valentine, P.O. Box 429, Algonac, Michigan 48001 (810) 794-9303 extension 111 or E-mail address: clerk@claytownship.org

This joint workshop is intended to update all three Boards; along with our Township Planner & Building Official, & to go over topics that the Zoning Board of Appeals & Planning Commission are currently dealing with and into the future.

1. Call To Order

2. Pledge of Allegiance

3. Roll Call

Board of Trustees
Planning Commission
Zoning Board of Appeals

4. Approval / Amendments to the Agenda

5. Approval of Minutes

5.a February 23, 2022, Joint Meeting PC BD ZBA, Draft Minutes
joint meeting pc bd zba 2-23-22 draft.pdf

5.b August 28, 2024 Draft Minutes
planning commission 8-28-24 draft.pdf

6. New Business

6.a Zoning Board of Appeals - Accessory Building Mean Height
Accessory Structures.pdf
Section 3.24 Height Exceptions.pdf
Height Requirements.pdf

6.b Zoning Board of Appeals - Attic Height

7. Unfinished Business

8. Member Comments

**Board of Trustees
Planning Commission
Zoning Board of Appeals**

9. PUBLIC COMMENTS

RULES FOR PUBLIC COMMENT & PUBLIC HEARING COMMENTS

Public Comment Rules

- 1. All Comments must be made through the Chairperson. Comments directed to the applicant from the audience are prohibited.**
- 2. Individuals wishing to speak have time limits: (3) three minutes for each member of the general public and (6) six minutes for a spokesperson of a larger group (e.g. subdivision association, condo association, business group, and similar groups)**
- 3. Anyone wishing to speak is asked to sign the sign in sheet provided, however, anyone wishing to speak will be given the opportunity.**
- 4. Each individual will be allowed to speak once. It will be the Chairperson's decision as to whether rebuttal comments will be allowed.**
- 5. Citizens may appoint a spokesperson to represent those who agree on a point of view.**
- 6. Public comments on a specific Public Hearing request should be made during the Public Hearing for that item.**

10. Adjournment

10/01/24

Clay Township Building Department, 4710 Pte. Tremble, Clay Twp, MI 48001

SEPTEMBER 2024

Project Address	Owner's Name & Address	Contractor's Name and Address	Date of Issue	Construction Value	Project Description
7271 CARDINAL RD 14-199-0032-000	GALLO COLLEEN P/DAVID B 33762 AU SABLE DRIVE CHESTERFIELD MI 48047	TOM PHILLIP HOMES INC. 6625 DYKE RD ALGONAC MI 48001	09/03/2024	449,000.00	Two Story New Single Family with Attached Garage, First Floor 1549 Sq Ft., 2nd Floor 540 Sq Ft., Garage 570 Sq Ft (2089 TOTAL SQ. FT.) REVISED PLANS SUBMITTED 9/18/24 Zoning - 1. All setbacks per R-2 schedule Building - 1. All construction per 2015 MRC 2. Must meet minimum requirements of Chapter 11, energy code including blower door test & insulation verification certificate 3. Provide "As Built's", elevation certificate that complies with the minimum BFE standards set by FEMA 4. All work subject to field inspection
9985 SOUTH CHANNEL DR 14-847-0002-000	THE OLD CLUB 9900 SOUTH CHANNEL DR HARSENS ISLAND MI	SOUTH CHANNEL CONSTRUCTI 4743 TIMBER RIDGE BRUCE TWP MI	09/05/2024	700,000.00	

10/01/24

Clay Township Building Department, 4710 Pte. Tremble, Clay Twp, MI 48001

SEPTEMBER 2024

Project Address	Owner's Name & Address	Contractor's Name and Address	Date of Issue	Construction Value	Project Description
	48028	48065			Zoning - 1. Per EGLE permit # WRP042023 v.1 Building- 1. All construction per 2015 MRC 2. Must meet all requirements of Chapter 11, energy code including blower door test & insulation verification certificate 3. All work subject to field inspection
8450 MC KINLEY RD 14-029-3011-001	STOKES BRETT/TINA 2008 E PARKS DR ALGONAC MI 48001	JOE STEPHENSON BUILDERS IN P. O. BOX 376 ALGONAC MI 48001	09/11/2024	580,000.00	New Single Family Home (4,855 TOTAL Sq. Ft.) (1st - 1925, 2nd - 380, Basement - 1925, Garage - 625). Zoning - 1. All setbacks per schedule Building - 1. All construction per 2015 MRC 2. Must meet all requirements of Chapter 11, Energy Code. Including blower door test & insulation verification certificate 3. All work subject to field inspection

10/01/24

Clay Township Building Department, 4710 Pte. Tremble, Clay Twp, MI 48001

SEPTEMBER 2024

Project Address	Owner's Name & Address	Contractor's Name and Address	Date of Issue	Construction Value	Project Description
8675 COLONY DR 14-217-0018-001	R.A. BALDWIN LLC 8329 COLONY DR CLAY TWP 48001	TOM PHILLIP HOMES INC. 6625 DYKE RD ALGONAC MI 48001	09/17/2024	753,000.00	New Single Family Home (House = 1st story = 2,374 Sq. Ft., 2nd story = 1,394 Sq. Ft., Garage = 796 Sq. Ft.) (3,768 TOTAL Sq. Ft.) (PARCEL A) Zoning - 1. All side setbacks per JZBA2024- 012 2. Rear setback per CPA requirements 3. Front setback per schedule 4. Maximum 30 ft. mean height Building - 1. All construction per 2015 MRC 2. Must meet all requirements of Chapter 11, energy code including insulation verification certificate & blower door test 3. Provide " As Built's" elevation certificate that meets the minimum BFE requirements of FEMA prior to final inspection 4. All work subject to field inspection
8665 COLONY DR 14-217-0018-010	R.A. BALDWIN LLC 8329 COLONY DR	TOM PHILLIP HOMES INC. 6625 DYKE RD	09/17/2024	798,000.00	

10/01/24

Clay Township Building Department, 4710 Pte. Tremble, Clay Twp, MI 48001

SEPTEMBER 2024

Project Address	Owner's Name & Address	Contractor's Name and Address	Date of Issue	Construction Value	Project Description
	CLAY TWP 48001	MI ALGONAC 48001	MI		2,230 Sq. Ft., Garage = 1030 Sq. Ft.) (4,088 TOTAL Sq. Ft.) (PARCEL B)
					Zoning - 1. All side setbacks per JZBA2024-012 2. Rear setback per CPA requirements 3. Front setback per schedule 4. Maximum 30 ft. mean height
					Building - 1. All construction per 2015 MRC 2. Must meet all requirements of Chapter 11, energy code including insulation verification certificate & blower door test 3. Provide "As Built" elevation certificate that meets the minimum BFE requirements of FEMA prior to final inspection 4. All work subject to field inspection
6290 SOUTH CHANNEL DR 14-847-0532-000	FARQUHAR KENNETH/GIUSEPPA T 5938 TROTTERS POINT LANE GAINESVILLE 20155	SOUTH CHANNEL CONSTRUCTI 4743 TIMBER RIDGE BRUCE TWP 48065	MI MI	500,000.00	09/30/2024

10/01/24

Clay Township Building Department, 4710 Pte. Tremble, Clay Twp, MI 48001

SEPTEMBER 2024

Project Address	Owner's Name & Address	Contractor's Name and Address	Date of Issue	Construction Value	Project Description
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Must Meet Minimum FEMA Standards					
3) Ordinance #30 will be Enforced (Must Contain Any and All Surface Water Runoff.					
Building:					
1) All Construction per 2015 MRC					
2) Must Meet Minimum Requirements of Chapter 11, Energy Code including Blower Door test and Insulation Verification Certificate					
3) All Work Subject to Field Inspections					

DUE DATE:

OMB No. 0607-0094: Approval Expires 12/31/2021

FORM **C-404** U.S. DEPARTMENT OF COMMERCE
(9-9-2020) U.S. CENSUS BUREAU**REPORT OF BUILDING OR ZONING
PERMITS ISSUED FOR NEW
PRIVATELY-OWNED
HOUSING UNITS****IMPORTANT:**Please see the back of this form for more
information and instructions for completing
the survey.For further assistance, call 1-800-845-8244, or
e-mail us at EID.RCB.BPS@census.gov**Other Reporting Options:****Via Mail:**U.S. Census Bureau
1201 East 10th Street
Jeffersonville, IN 47132-0001

Via Fax: 1-877-273-9501

Title 13, United States Code, Sections 131 and 182, authorizes the Census Bureau to conduct this collection and to request your voluntary assistance. These data are subject to provisions of Title 13, United States Code, Section 9(b) exempting data that are customarily provided in public records from rules of confidentiality. This collection has been approved by the Office of Management and Budget (OMB). The eight-digit OMB approval number is 0607-0094 and appears at the upper right of this page. Without this approval we could not conduct this survey. We estimate this survey will take an average of 8 minutes per response for those that report monthly and 23 minutes for those that report annually to complete. More information about this estimate and an address where you may write with comments is on the back of this form.

GARY BIERL

PERMIT OFFICIAL

FOR CLAY TOWNSHIP ST CLAIR COUNTY

4710 POINTE TREMBLE RD PO BOX 429

CLAY MI 48001 0429

☐ Name Change ☐ Spelling Correction ☐ Political Description Change

(Please correct any errors in name, address, and ZIP Code)

Please report online at econhelp.census.gov/bps

Username:

Password:

1. PERIOD IN WHICH PERMITS WERE ISSUED

September 2024

2. GEOGRAPHIC COVERAGE (For our latest information on your office's coverage, see www.census.gov/construction/bps/pdf/footnote.pdf)**Did your permit system have a geographic coverage change?** ☐ Yes, continue. ☒ No, skip to Section 3.

Mark an (X) in the appropriate box and enter the requested information. If more space is needed continue in Section 5.

051 ☐ Permits no longer required to build new residential buildings . . .	Effective Date	
052 ☐ Permit office has merged with another permit jurisdiction	Effective Date	Name of permit jurisdiction with which your office has merged
053 ☐ Permit office has split into two or more jurisdictions	Effective Date	Name of additional jurisdiction(s) now issuing permit(s)
054 ☐ Extraterritorial jurisdiction(ETJ)/Annexation	Effective Date	Define ETJ or annexation

3. NEW HOUSING UNITS**a. Were there any building permits issued for new housing units during this period?**☒ Yes, enter data below.☐ No, stop and return this form. Your report is important even if no permits were issued.

Type of Structure	Total Number of		Total Valuation of Construction (\$ value - omit cents) (3)
	Buildings (1)	Housing Units (2)	
101 b. Single-family houses, detached and attached (must meet the following criteria: no unit above or below the other; wall extends from ground to roof; and, separate utilities for each unit) [Exclude manufactured HUD-inspected homes.]		6	3780000
103 c. Two-unit buildings	0	0	0
104 d. Three- and four-unit buildings	0	0	0
105 e. Five-or-more unit buildings	0	0	0

4. ADDITIONAL INFORMATION ON INDIVIDUAL RESIDENTIAL PERMITS, FROM SECTION 3, VALUED AT \$2,000,000 OR MORE

(If more space is needed, please attach a separate sheet.)

Description and Site Address (1)	Owner or Builder (2)	Number of		Valuation of Construction (\$ value - omit cents) (5)
		Buildings (3)	Housing Units (4)	
Kind of building	Name			
Site address	Address			
MI				
City, State, ZIP Code	City, State, ZIP Code			
Kind of building	Name			
Site address	Address			
MI				
City, State, ZIP Code	City, State, ZIP Code			

5. COMMENTS (Continue on a separate sheet)

6. PERSON TO CONTACT REGARDING THIS REPORT		E-mail address CBABISZ@CLAYTOWNSHIP.ORG
Name	CINDY BABISZ	Internet web address WWW.CLAYTOWNSHIP.ORG
Telephone	810 794 9320	Fax 810 794 1964

See instructions on reverse side.