



CLAY TOWNSHIP BUILDING/ZONING MONTHLY REPORT FOR: JANUARY 2025

NEW BUILDING, RESIDENTIAL: 2
NEW STRUCTURES, COMMERCIAL: 0

BUILDING PERMITS:	16	\$	7,236.00
ELECTRICAL PERMITS:	12	\$	3,357.00
MECHANICAL PERMITS:	3	\$	655.00
PLUMBING PERMITS:	3	\$	361.00
ZONING PERMITS:	2	\$	360.00
SIGN PERMITS:	0	\$	0.00
TOTAL NUMBER PERMITS FOR JANUARY 2025:	36	\$	12,299.00

CONSTRUCTION COST ESTIMATE FOR JANUARY 2025: \$ 499,963.00

BUILDING INSPECTIONS	73	PLUMBING INSPECTIONS	20
Electrical Inspections	37	Mechanical Inspections	25
Sign Inspections	0	Zoning Inspections	6

TOTAL NUMBER OF INSPECTIONS COMPLETED IN JANUARY 2025: 161

BUILDING WITHOUT PERMITS/STOP WORK: 1
NUMBER OF COURT APPEARANCES FOR BUILDING INSPECTOR: 0

PLANNING COMMISSION:

JANUARY 22, 2025 ATTACHED

ZONING BOARD OF APPEALS:

NO APPEALS

PREPARED BY CINDY BABISZ

GARY BIERL
BUILDING/ZONING OFFICIAL

Permit by Category with Detail

		Estimated Cost	Permit Fee	Number of Permits
ACCESSORY STRUCTURE				
PB2025-0003	6740 DICKINSON ISLAND	\$4,000	\$245.00	
ACCESSORY STRUCTURE		\$4,000	\$245.00	1
ALTERATIONS TO EXISTING				
PB2024-0131	4856 MIDDLE CHANNEL DR	\$18,000	\$310.00	
PB2025-0002	8004 MC KINLEY RD	\$15,584	\$359.00	
PB2025-0005	8716 ANCHOR BAY DR	\$2,750	\$235.00	
PB2025-0006	3066 SOUTH CHANNEL DR	\$5,776	\$265.00	
PB2025-0009	3024 PTE TREMBLE RD	\$10,615	\$349.00	
PB2025-0010	7289 FLAMINGO RD	\$37,188	\$448.00	
PB2025-0011	2469 COTTAGE LN	\$5,000	\$290.00	
ALTERATIONS TO EXISTING		\$94,913	\$2,256.00	7
DEMOLITION				
PB2024-0396	8197 SOUTH CHANNEL DR	\$15,000	\$230.00	
PB2025-0007	4175 PTE TREMBLE RD	\$26,550	\$713.00	
DEMOLITION		\$41,550	\$943.00	2
DETACHED GARAGES				
PB2025-0004	7059 SOUTH CHANNEL DR	\$55,000	\$523.00	
PB2025-0012	8632 ANCHOR BAY DR	\$21,000	\$379.00	
DETACHED GARAGES		\$76,000	\$902.00	2
ELECTRICAL UPGRADE				
PE2024-0252	8835 COLONY DR	\$0	\$296.00	
PE2025-0001	10701 ST JOHN DR	\$0	\$439.00	
PE2025-0002	9274 HARBOR LANE	\$0	\$180.00	
PE2025-0003	7458 DYKE RD	\$0	\$282.00	
PE2025-0004	3856 SOUTH CHANNEL DR	\$0	\$347.00	
PE2025-0005	6290 SOUTH CHANNEL DR	\$0	\$240.00	
PE2025-0006	5200 TAFT RD TOWER	\$0	\$230.00	
PE2025-0007	8398 MARSH RD	\$0	\$318.00	
PE2025-0008	9301 PEARL BEACH BLVD	\$0	\$166.00	
PE2025-0009	5119 PTE TREMBLE RD	\$0	\$161.00	
PE2025-0010	5489 SOUTH CHANNEL DR	\$0	\$235.00	
PE2025-0011	9900 SOUTH CHANNEL DR	\$0	\$463.00	
ELECTRICAL UPGRADE		\$0	\$3,357.00	12

Permit by Category with Detail

		Estimated Cost	Permit Fee	Number of Permits
FENCE				
PZ2025-0001	4175 PTE TREMBLE RD	\$0	\$180.00	
PZ2025-0003	6740 DICKINSON ISLAND	\$0	\$180.00	
FENCE		\$0	\$360.00	2
MECHANICAL UPGRADE				
PM2025-0001	7148 SAX DR	\$0	\$235.00	
PM2025-0002	9301 PEARL BEACH BLVD	\$0	\$210.00	
PM2025-0003	5119 PTE TREMBLE RD	\$0	\$210.00	
MECHANICAL UPGRADE		\$0	\$655.00	3
MONOPOLE TOWERS				
PB2025-0008	5200 TAFT RD TOWER	\$20,000	\$375.00	
MONOPOLE TOWERS		\$20,000	\$375.00	1
NEW SINGLE FAMILY				
PB2025-0001	6740 DICKINSON ISLAND	\$130,000	\$1,085.00	
PB2025-0014	8653 MARSH RD	\$130,000	\$1,150.00	
NEW SINGLE FAMILY		\$260,000	\$2,235.00	2
PLUMBING UPGRADE				
PP2025-0001	8004 MC KINLEY RD	\$0	\$160.00	
PP2025-0002	3024 PTE TREMBLE RD	\$0	\$230.00	
PP2025-0003	9900 SOUTH CHANNEL DR	\$0	\$301.00	
PLUMBING UPGRADE		\$0	\$691.00	3
REROOF /RIP OFF & SHINGLE ONLY				
PB2025-0013	9396 LAKEPOINTE BLVD	\$3,500	\$280.00	
REROOF /RIP OFF & SHINGLE ONLY		\$3,500	\$280.00	1
Total		\$499,963	\$12,299.00	36

Inspection List

Address	Parcel Number	Inspection Type	Completed	Result
7291 AUDUBON RD	14-181-0037-000	PLEASE CHECK	01/02/2025	Disapproved
7898 SOUTH CHANNEL	14-847-0241-000	INSULATION	01/02/2025	Approved
8404 SOUTH CHANNEL DR	14-847-0123-000	FOOTING AM	01/02/2025	Approved
7329 EDLANE RD	14-352-0052-000	FINAL	01/06/2025	Approved
9140 FIELD RD	14-541-0118-000	FINAL	01/06/2025	Approved
6740 DICKINSON ISLAND	14-883-0094-000	PLAN REVIEW	01/06/2025	Approved
8004 MC KINLEY RD	14-029-2004-000	PLAN REVIEW	01/06/2025	Approved
6140 SOUTH CHANNEL DR	14-847-0542-000	ROUGH 10am	01/07/2025	Approved
10701 ST JOHN DR	14-577-0019-000	ROUGH	01/07/2025	Partially Approv
9261 NORTH RIVER RD	14-487-0078-000	ROUGH	01/07/2025	Approved
9261 NORTH RIVER RD	14-487-0078-000	ROUGH	01/07/2025	Approved
8835 COLONY DR	14-217-0015-000	ROUGH	01/07/2025	Disapproved
6740 DICKINSON ISLAND	14-883-0094-000	PLAN REVIEW	01/07/2025	Approved
7059 SOUTH CHANNEL DR	14-847-0496-000	PLAN REVIEW	01/07/2025	Approved
7254 BLUEBILL RD	14-190-0061-000	INSULATION 9a	01/08/2025	Approved
7274 BLUEBILL RD	14-190-0053-000	FINAL	01/08/2025	Approved
7597 COLONY DR	14-217-0106-000	ROUGH	01/08/2025	Approved
8716 ANCHOR BAY DR	14-127-0002-000	PLAN REVIEW	01/08/2025	Approved
8398 MARSH RD	14-028-3019-000	PLEASE CHECK	01/09/2025	Partially Approv
4235 SOUTH CHANNEL DR	14-847-0649-000	FINAL	01/09/2025	Approved
1142 NORTH CHANNEL DR	14-721-0033-000	FOOTING AM be	01/09/2025	Partially Approv
3207 PTE TREMBLE RD	14-442-0162-000	FINAL	01/09/2025	Approved
6140 SOUTH CHANNEL DR	14-847-0542-000	INSULATION	01/09/2025	Approved
3066 SOUTH CHANNEL DR	14-775-0017-000	PLAN REVIEW	01/09/2025	Approved
7597 COLONY DR	14-217-0106-000	INSULATION	01/13/2025	Approved
9558 LAKEPOINTE BLVD	14-406-0057-000	FINAL	01/13/2025	Approved
8190 ANCHOR BAY DR	14-109-0065-000	FINAL	01/14/2025	Locked Out
NORTH RUSSELL DR 452	14-901-0051-000	Meeting at 10am	01/14/2025	Not Ready
7980 ANCHOR BAY DR	14-109-0025-000	ROUGH	01/14/2025	Approved
8783 FOLKERT RD	14-054-0019-000	MEETING @ 9:30	01/14/2025	Partially Approv
6140 SOUTH CHANNEL DR	14-847-0542-000	PLEASE CALL	01/14/2025	Approved
4175 PTE TREMBLE RD	14-442-0208-000	PLAN REVIEW	01/14/2025	Approved
9762 NORTH RIVER RD	14-487-0029-000	Walk Thru 12pm	01/16/2025	Partially Approv
7271 CARDINAL RD	14-199-0032-000	ROUGH	01/16/2025	Approved
8364 ANCHOR BAY DR	14-109-0102-000	FINAL	01/16/2025	Approved
8190 ANCHOR BAY DR	14-109-0065-000	FINAL	01/16/2025	Partially Approv

Inspection List

Address	Parcel Number	Inspection Type	Completed	Result
8675 COLONY DR	14-217-0018-001	OPEN HOLE BO	01/16/2025	Approved
6384 SOUTH CHANNEL DR	14-847-0527-000	FINAL	01/16/2025	Partially Approv
8930 SOUTH CHANNEL DR	14-847-0048-000	FINAL	01/16/2025	Approved
8930 SOUTH CHANNEL DR	14-847-0048-000	FINAL	01/16/2025	Approved
10701 ST JOHN DR	14-577-0019-000	INSULATION	01/16/2025	Partially Approv
7980 ANCHOR BAY DR	14-109-0025-000	INSULATION	01/16/2025	Partially Approv
9261 NORTH RIVER RD	14-487-0078-000	INSULATION	01/16/2025	Partially Approv
8390 SOUTH CHANNEL DR	14-847-0143-001	ROUGH SUNRO	01/16/2025	Approved
2600 PTE TREMBLE RD	14-442-0095-000	FINAL 2pm	01/20/2025	Approved
7425 VENICE HWY	14-847-0370-000	ROUGH	01/20/2025	Approved
3024 PTE TREMBLE RD	14-442-0055-000	PLAN REVIEW	01/20/2025	Approved
7000 SOUTH CHANNEL DR	14-847-0501-001	PLAN REVIEW	01/20/2025	Approved
7289 FLAMINGO RD	14-208-0044-000	PLAN REVIEW	01/20/2025	Approved
2469 COTTAGE LN	14-631-0074-000	PLAN REVIEW	01/21/2025	Approved
8632 ANCHOR BAY DR	14-118-0058-000	PLAN REVIEW	01/21/2025	Approved
9396 LAKEPOINTE BLVD	14-406-0040-000	PLAN REVIEW	01/21/2025	Approved
4955 PTE TREMBLE RD	14-433-0040-000	FINAL 9am	01/23/2025	Approved
8398 MARSH RD	14-028-3019-000	FOLLOW-UP	01/23/2025	Partially Approv
6062 BENOIT RD	14-028-3024-050	FINAL	01/23/2025	Approved
6421 DYKE RD	14-586-0008-000	FINAL am	01/27/2025	Approved
8835 COLONY DR	14-217-0015-000	ROUGH / INSUL	01/27/2025	Approved
8653 MARSH RD	14-034-1010-100	PLAN REVIEW	01/27/2025	Approved
3024 PTE TREMBLE RD	14-442-0055-000	ROUGH 10am	01/28/2025	Approved
9115 ISLAND DR	14-244-0049-000	STATUS	01/28/2025	Partially Approv
7271 CARDINAL RD	14-199-0032-000	INSULATION	01/28/2025	Not Ready
7000 SOUTH CHANNEL DR	14-847-0501-001	FINAL	01/28/2025	Approved
7000 SOUTH CHANNEL DR	14-847-0501-001	FINAL	01/28/2025	Approved
8675 COLONY DR	14-217-0018-001	FINAL	01/28/2025	Approved
9269 FIELD RD	14-541-0087-001	PLAN REVIEW	01/29/2025	Approved
5508 PTE TREMBLE RD	14-057-0014-000	PLAN REVIEW	01/29/2025	Approved
7618 SOUTH CHANNEL DR	14-847-0324-000	FINAL	01/30/2025	Approved
7130 MIDDLE CHANNEL DR	14-865-0075-000	FINAL	01/30/2025	Disapproved
128 LA CROIX RD	14-757-0028-000	FINAL	01/30/2025	Approved
9396 LAKEPOINTE BLVD	14-406-0040-000	FINAL	01/30/2025	Approved
9635 ANCHOR DR	14-998-9001-086	FINAL	01/30/2025	Partially Approv
9635 ANCHOR DR	14-998-9001-086	FINAL	01/30/2025	Approved

Inspection List

Address	Parcel Number	Inspection Type	Completed	Result
5200 TAFT RD TOWER	14-998-5300-000	PLAN REVIEW	01/30/2025	Approved

Inspections: 73

Population: All Records

Inspection.DateTimeCompleted Between 1/1/2025 12:00:00 AM AND 1/31/2025 11:59:59 PM AND

Permit.PermitType = Building AND

Inspection.Status = Completed

Inspection List

Address	Parcel Number	Inspection Type	Completed	Result
2306 GOLF COURSE RD	14-631-0094-001	FINAL	01/02/2025	Disapproved
3812 PTE TREMBLE RD LOT 29	14-998-9010-029	FINAL	01/02/2025	Approved
7269 FLAMINGO RD	14-208-0034-000	FINAL	01/06/2025	Approved
8812 ANCHOR BAY DR	14-127-0016-000	FINAL	01/06/2025	Approved
8453 COLONY DR	14-217-0041-000	FINAL	01/06/2025	Locked Out
7307 RIVERSIDE DR	14-235-0069-000	FINAL	01/06/2025	Approved
10701 ST JOHN DR	14-577-0019-000	ROUGH	01/06/2025	Approved
7597 COLONY DR	14-217-0106-000	ROUGH	01/07/2025	Approved
6343 DYKE RD	14-586-0039-000	FINAL	01/07/2025	Approved
2165 SOUTH CHANNEL DR	14-514-0020-000	FINAL	01/08/2025	Approved
2155 SOUTH CHANNEL DR	14-514-0019-000	FINAL	01/08/2025	Approved
7239 FLAMINGO RD	14-208-0020-000	FINAL	01/09/2025	Approved
9642 SEAWAY DR	14-998-9001-036	FINAL	01/09/2025	Approved
9579 ANCHOR DR	14-998-9001-075	FINAL	01/09/2025	Approved
9635 ANCHOR DR	14-998-9001-086	FINAL	01/09/2025	Approved
9136 WINDWARD DR	14-998-9001-214	FINAL	01/09/2025	Approved
9140 WINDWARD DR	14-998-9001-215	FINAL	01/09/2025	Approved
8190 ANCHOR BAY DR	14-109-0065-000	FINAL	01/13/2025	Approved
8515 STONE RD	14-033-1012-000	ROUGH	01/13/2025	Not Ready
7271 CARDINAL RD	14-199-0032-000	ROUGH	01/14/2025	Approved
7254 BLUEBILL RD	14-190-0061-000	2nd ROUGH	01/14/2025	Approved
2461 COTTAGE LN	14-631-0075-000	FINAL	01/15/2025	Approved
2600 PTE TREMBLE RD	14-442-0095-000	FINAL	01/15/2025	Approved
8390 SOUTH CHANNEL DR	14-847-0143-001	ROUGH	01/16/2025	Approved
7338 SOUTH CHANNEL DR	14-847-0387-000	FINAL	01/16/2025	Approved
9656 ANCHOR DR	14-998-9001-094	FINAL	01/20/2025	Approved
9618 SEAWAY DR	14-998-9001-042	FINAL	01/20/2025	Approved
9274 HARBOR LANE	14-998-9001-276	FINAL	01/20/2025	Approved
9719 MARINA CIRCLE	14-998-9001-299	FINAL	01/21/2025	Approved
6290 SOUTH CHANNEL DR	14-847-0532-000	Temp Service	01/22/2025	Approved
8398 MARSH RD	14-028-3019-000	ROUGH	01/28/2025	Approved
5200 TAFT RD TOWER	14-998-5300-000	PLAN REVIEW	01/28/2025	Approved
3812 PTE TREMBLE RD LOT 30	14-998-9010-030	FINAL	01/29/2025	Approved
9395 PEARL BEACH BLVD	14-055-0030-000	FINAL	01/29/2025	Approved
8783 FOLKERT RD	14-054-0019-000	ROUGH	01/30/2025	Approved
1803 COLUMBINE RD	14-649-0004-000	WALK THRU UP	01/30/2025	Partially Approv

Inspection List

Address	Parcel Number	Inspection Type	Completed	Result
2306 GOLF COURSE RD	14-631-0094-001	FINAL	01/30/2025	Approved

Inspections: 37

Population: All Records
Inspection.DateTimeCompleted Between 1/1/2025 12:00:00 AM AND 1/31/2025 11:59:59 PM AND
Permit.PermitType = Electrical AND
Inspection.Status = Completed

Inspection List

Address	Parcel Number	Inspection Type	Completed	Result
9261 NORTH RIVER RD	14-487-0078-000	ROUGH	01/04/2025	Approved
9579 ANCHOR DR	14-998-9001-075	FINAL	01/04/2025	Approved
9140 WINDWARD DR	14-998-9001-215	FINAL	01/04/2025	Approved
9136 WINDWARD DR	14-998-9001-214	FINAL	01/04/2025	Approved
9635 ANCHOR DR	14-998-9001-086	FINAL	01/04/2025	Approved
7202 HARBOR DR	14-920-0002-000	FINAL	01/04/2025	Approved
6140 SOUTH CHANNEL DR	14-847-0542-000	ROUGH	01/04/2025	Approved
6140 SOUTH CHANNEL DR	14-847-0542-000	ROUGH	01/04/2025	Approved
8812 ANCHOR BAY DR	14-127-0016-000	FINAL	01/06/2025	Approved
7269 FLAMINGO RD	14-208-0034-000	FINAL	01/06/2025	Approved
7307 RIVERSIDE DR	14-235-0069-000	FINAL	01/06/2025	Not Ready
7980 ANCHOR BAY DR	14-109-0025-000	ROUGH	01/06/2025	Approved
2165 SOUTH CHANNEL DR	14-514-0020-000	FINAL	01/08/2025	Approved
2155 SOUTH CHANNEL DR	14-514-0019-000	FINAL	01/08/2025	Approved
9656 ANCHOR DR	14-998-9001-094	FINAL	01/08/2025	Approved
9618 SEAWAY DR	14-998-9001-042	FINAL	01/08/2025	Approved
7239 FLAMINGO RD	14-208-0020-000	FINAL	01/08/2025	Approved
8190 ANCHOR BAY DR	14-109-0065-000	FINAL	01/13/2025	Approved
9274 HARBOR LANE	14-998-9001-276	FINAL	01/13/2025	Approved
9715 MARINA CIRCLE	14-998-9001-300	FINAL	01/13/2025	Approved
2461 COTTAGE LN	14-631-0075-000	FINAL	01/15/2025	Approved
7271 CARDINAL RD	14-199-0032-000	ROUGH	01/15/2025	Approved
9719 MARINA CIRCLE	14-998-9001-299	FINAL	01/15/2025	Approved
3812 PTE TREMBLE RD LOT 30	14-998-9010-030	FINAL	01/29/2025	Approved
1803 COLUMBINE RD	14-649-0004-000	WALK THRU UP	01/29/2025	Partially Approved

Inspections: 25

Population: All Records

Inspection.DateTimeCompleted Between 1/1/2025 12:00:00 AM AND 1/31/2025 11:59:59 PM AND

Permit.PermitType = Mechanical AND

Inspection.Status = Completed

Inspection List

Address	Parcel Number	Inspection Type	Completed	Result
9261 NORTH RIVER RD	14-487-0078-000	ROUGH	01/04/2025	Approved
9579 ANCHOR DR	14-998-9001-075	FINAL	01/04/2025	Approved
9140 WINDWARD DR	14-998-9001-215	FINAL	01/04/2025	Approved
9136 WINDWARD DR	14-998-9001-214	FINAL	01/04/2025	Approved
9635 ANCHOR DR	14-998-9001-086	FINAL	01/04/2025	Approved
6140 SOUTH CHANNEL DR	14-847-0542-000	ROUGH	01/04/2025	Approved
7980 ANCHOR BAY DR	14-109-0025-000	ROUGH	01/06/2025	Approved
7307 RIVERSIDE DR	14-235-0069-000	ADDITIONAL	01/06/2025	Approved
9656 ANCHOR DR	14-998-9001-094	FINAL	01/08/2025	Approved
9618 SEAWAY DR	14-998-9001-042	FINAL	01/08/2025	Approved
8190 ANCHOR BAY DR	14-109-0065-000	FINAL	01/13/2025	Approved
9274 HARBOR LANE	14-998-9001-276	FINAL	01/13/2025	Approved
9715 MARINA CIRCLE	14-998-9001-300	FINAL	01/13/2025	Approved
7271 CARDINAL RD	14-199-0032-000	ROUGH	01/15/2025	Approved
7597 COLONY DR	14-217-0106-000	SHOWER PAN IN	01/15/2025	Approved
9719 MARINA CIRCLE	14-998-9001-299	FINAL	01/15/2025	Approved
128 LA CROIX RD	14-757-0028-000	FINAL	01/27/2025	Approved
8104 MIDDLE CHANNEL DR	14-874-0034-000	FINAL	01/29/2025	Approved
3024 PTE TREMBLE RD	14-442-0055-000	FINAL	01/29/2025	Approved
1803 COLUMBINE RD	14-649-0004-000	WALK THRU UP	01/29/2025	Partially Approved

Inspections: 20

Population: All Records

Inspection.DateTimeCompleted Between 1/1/2025 12:00:00 AM AND 1/31/2025 11:59:59 PM AND

Permit.PermitType = Plumbing AND

Inspection.Status = Completed

Inspection List

Address	Parcel Number	Inspection Type	Completed	Result
4175 PTE TREMBLE RD	14-442-0208-000	PLAN REVIEW	01/02/2025	Approved
7319 RIVERSIDE DR	14-235-0072-000	PHONE CALL	01/06/2025	Not Ready
6740 DICKINSON ISLAND	14-883-0094-000	PLAN REVIEW	01/07/2025	Approved
10205 ST JOHN DR	14-550-0061-000	PLAN REVIEW	01/07/2025	Not Ready
10205 ST JOHN DR	14-550-0061-000	MEETING @ 11a	01/14/2025	Partially Approv
6318 MARINA DR	14-586-0056-000	MEETING @ 11:3	01/28/2025	Partially Approv

Inspections: 6

Population: All Records

Inspection.DateTimeCompleted Between 1/1/2025 12:00:00 AM AND 1/31/2025 11:59:59 PM AND
Permit.PermifType = Zoning AND
Inspection.Status = Completed



TOWNSHIP OF CLAY

REGULAR PLANNING COMMISSION MEETING

WEDNESDAY, JANUARY 22, 2025 – 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: Tanya Hogan, P.O. Box 429, Algonac, Michigan 48001 (810) 794-9303 extension 111 or E-mail address: clerk@claytownship.org

- 1. Call To Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approval / Amendments to the Agenda**
- 5. Approval of Minutes**

- 5.a Draft Minutes, December 4, 2024
[Planning Commission 12_4_24 draft.pdf](#)

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.**

PUBLIC HEARING

JPC2024-014 - Parcel #74-14-060-0018-000, located at 5660 Pointe Tremble Road. The proposed rezoning would be from R-1, One Family Residential District to C-2, Small Business District and RS-1 Rural Suburban Residential.
[5660 Pte. Tremble Rd. Paperwork 12_19_24.pdf](#)

JPC2024-015 - Parcel # 74-14-442-0037-001, part of Parcel # 74-14-442-0039-000,

and part of Parcel # 74-14-442-0041-000; Per Sections 15.03 (15) and 20.32 of the Clay Township Zoning Ordinance, the applicant requests Special Land Use approval to allow the outdoor storage of recreational vehicles as a part of the adjacent mini-storage facility.

[Corcat App & Supporting Doc's.pdf](#)

[Corcat SITE PLAN 4-11-24.pdf](#)

6. New Business

6.a Renewable Energy Legislation

[Clay - Renewable Ordinance Options.pdf](#)

6.b Master Plan Review Process

[Master Plan-Mastering the Updating Process.pdf](#)

[SEMCOG - Community Profile.pdf](#)

7. Unfinished Business

7.a Conditional Rezoning

[Redline - Proposed Zoning Ord. Amendment for Conditional Rezoning.pdf](#)

8. Planning Consultant Report

9. ZBA Representative Report

10. Board Representative Report

11. Chairperson's Report

12. Planning Commission Member Comments

13. PUBLIC COMMENTS

14. Adjournment

02/03/25

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

JANUARY 2025

Project Address	Owner's Name & Address	Contractor's Name and Address	Date of Issue	Construction Value	Project Description
6740 DICKINSON ISLAND 14-883-0094-000	BRAUN MATTHEW/AMANDA 7151 MARSH RD COTTRELLVILLE TWP MI 48039		01/20/2025	130,000.00	1,387 Sq Ft Pre-Manufactured Home with 1,456 Sq Ft Deck Zoning: 1) All Setbacks per Schedule 2) Finished Floor Height per BFE (Benchmark) 3) Deck Height not to exceed 36' from Grade Building: 1) Premanufactured Structured must be in compliance with State of Michigan Standard 2) All On-Site Installation must be Inspected and Approved 3) Footing Piling Depth Logs must be provided to Building official 4) Separate Plumbing, Electrical, Mechanical Hook Up Permits required 5) "As Built" Elevation Certificate required prior to Certificate of Occupancy 6) All work subject to field inspection
8653 MARSH RD	SCHULTZ JOHN		01/30/2025	130,000.00	

02/03/25

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

JANUARY 2025

Project Address	Owner's Name & Address	Contractor's Name and Address	Date of Issue	Construction Value	Project Description
14-034-1010-100	33875 Kiely Dr. Apt. L2 CHESTERFIELD TWP MI 48047				NOTE: Shed noted on site plan is not included under this permit. A separate zoning permit would be required. Building - 1. All construction per 2015 MRC 2. Must meet the minimum requirements of Chapter 11, Energy Code including insulation verification certificate 3. All work subject to field inspection

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 162, 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 January 2025																																						
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. <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Type of Structure</th> <th colspan="2">Total Number of</th> <th rowspan="2">Total Valuation of Construction (\$ value - omit cents) (3)</th> </tr> <tr> <th>Buildings (1)</th> <th>Housing Units (2)</th> </tr> </thead> <tbody> <tr> <td>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.]</td> <td></td> <td>2</td> <td>260000</td> </tr> <tr> <td>103 c. Two-unit buildings</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>104 d. Three- and four-unit buildings</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>105 e. Five-or-more unit buildings</td> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table>		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.]		2	260000	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															
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.]		2	260000																																			
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.) <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Description and Site Address (1)</th> <th rowspan="2">Owner or Builder (2)</th> <th colspan="2">Number of</th> <th rowspan="2">Valuation of Construction (\$ value - omit cents) (5)</th> </tr> <tr> <th>Buildings (3)</th> <th>Housing Units (4)</th> </tr> </thead> <tbody> <tr> <td>Kind of building</td> <td>Name</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Site address MI</td> <td>Address</td> <td></td> <td></td> <td></td> </tr> <tr> <td>City, State, ZIP Code</td> <td>City, State, ZIP Code</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Kind of building</td> <td>Name</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Site address MI</td> <td>Address</td> <td></td> <td></td> <td></td> </tr> <tr> <td>City, State, ZIP Code</td> <td>City, State, ZIP Code</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		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 MI	Address				City, State, ZIP Code	City, State, ZIP Code				Kind of building	Name				Site address MI	Address				City, State, ZIP Code	City, State, ZIP Code			
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 MI	Address																																					
City, State, ZIP Code	City, State, ZIP Code																																					
Kind of building	Name																																					
Site address MI	Address																																					
City, State, ZIP Code	City, State, ZIP Code																																					
5. COMMENTS (Continue on a separate sheet)																																						
6. PERSON TO CONTACT REGARDING THIS REPORT <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Name CINDY BABISZ</td> <td style="width: 50%;">E-mail address CBABISZ@CLAYTOWNSHIP.ORG</td> </tr> <tr> <td>Telephone 810 794 9320</td> <td>Internet web address WWW.CLAYTOWNSHIP.ORG</td> </tr> <tr> <td></td> <td>Fax 810 794 1964</td> </tr> </table>		Name CINDY BABISZ	E-mail address CBABISZ@CLAYTOWNSHIP.ORG	Telephone 810 794 9320	Internet web address WWW.CLAYTOWNSHIP.ORG		Fax 810 794 1964																															
Name CINDY BABISZ	E-mail address CBABISZ@CLAYTOWNSHIP.ORG																																					
Telephone 810 794 9320	Internet web address WWW.CLAYTOWNSHIP.ORG																																					
	Fax 810 794 1964																																					

See instructions on reverse side.