

**CITY OF ST. CLAIR
PLANNING COMMISSION MEETING
WEDNESDAY - JANUARY 13, 2010 - 7:00 P.M.
CITY HALL - 547 N. CARNEY DR.**

CALL TO ORDER

The meeting was called to order by Chairman Terry Beier at 7:10 P.M.

ROLL CALL

Present Members: Chairman Terry Beier, Council Rep Mike LaPorte, Donna Cornell, Ted Whittlesey, Dan McCartney, Nancy Beaudua
Absent Members: Vice Chairman Tom McCartney
Administrative: Planning/Zoning, D J Boulier, City Superintendent, Scott Adkins, Code Enforcement, Sean Eagan
City Planner, Dave Scurto

APPROVAL OF AGENDA

Council Rep Mike LaPorte made a motion to approve the January 13, 2010 agenda. Donna Cornell supported. All approved, opposed none.

APPROVAL OF MINUTES

Council Rep Mike LaPorte made a motion to approve the November 11, 2009 Minutes with the correction of Dan McCartney's name. It was typed as Mike instead of Dan. Donna Cornell supported. All approved, opposed none.

CORRESPONDENCE

**Kimball Township Planning Commission
St Clair County Metro Planning
St Clair Township Planning Commission Minutes**

PUBLIC HEARING

None

UNFINISHED BUSINESS

None

NEW BUSINESS

Zoning Ordinance Revisions

- Off-Street Parking Space Dimensions
- LED signage Standards

- Height Limits for Flagpoles & Similar Structures
- Flexible Screening Methods
- Location & Size of Solar Panels
- Permitted Uses in the Industrial Zoning Districts
- New Construction for Riverside Drive Properties
- Redevelopment Option for the Planned Unit Development Regulations

Mr. David Scurto of Carlisle Wortman Associates was asked to present findings and recommendations for eight Ordinance matters as requested by the City Administration. Mr. Scurto proceeded to individually present recommendations for off-street parking space dimensions; electronic message board signs; height limits for flag poles and similar structures; flexible screening methods; regulating solar panels; expanding permitted and special uses in Industrial districts; construction in Riverside Drive yard; and using Planned Unit Development regulations for infill redevelopment projects. In addition, the topic of Conditional Rezoning was reintroduced.

The Planning Commission debated the items. Direction was given to Mr. Scurto to revise language for all topics except for language allowing new construction in Riverside Drive yards and for the Planned Unit Development option. The Riverside Drive yard revisions were eliminated. The Planned Unit Development recommendations were requested to be revisited after Mr. Scurto and Chairman Terry Beier had the opportunity to discuss the St. Clair Inn project history. Direction was given to not pursue Conditional Rezoning at this time. Mr. Scurto was asked to provide amended language for the February 10, 2010 Planning Commission meeting.

ADJOURNMENT

Chairman Terry Beier entertained a motion to adjourn.

Dan McCartney made a motion to adjourn. Donna Cornell supported. All approved, opposed none.

Meeting adjourned at 9:50 p.m.

Next meeting will be February 10, 2010.

**CITY OF ST. CLAIR
PLANNING COMMISSION MEETING
WEDNESDAY - MAY 12, 2010 - 7:00 P.M.
CITY HALL - 547 N. CARNEY DR.**

CALL TO ORDER

The meeting was called to order by Chairman Terry Beier at 7:05 P.M.

ROLL CALL

Present: Chairman Terry Beier
Members: Vice Chairman Dan McCartney, Council Rep Mike LaPorte, Donna
Cornell, Nancy Beaudua
Absent: Mark Gottler, Ted Whittlesey
Administrative: Planning/Zoning, D J Boulier

A motion was made by Dan McCartney to excuse Mark Gottler. Supported by Nancy Beaudua. All approved, opposed none.

Chairman Terry Beier recognized Scott Adkins, City Manager, was present at the meeting.

APPROVAL OF AGENDA

Chairman Terry Beier entertained a motion to approve the Agenda of May 12, 2010.

Nancy Beaudua made a motion to approve the May 12, 2010 agenda. Supported by Donna Cornell. All approved, opposed none.

APPROVAL OF MINUTES

Mike LaPorte made a motion to approve the March 10, 2010 Planning Commission Minutes as presented. Supported by Dan McCartney. All approved, opposed none.

CORRESPONDENCE

St Clair Township Minutes

PUBLIC HEARING

None

UNFINISHED BUSINESS

None

NEW BUSINESS

Roundtable Discussion
Signs
Banners
Community Events

The Members went through the topics and there was some discussion on them. They all agreed that everything looked good and were happy with the outcome.

Chairman Terry Beier stated that next step would be to send a recommendation to Council to have it approved and they would have to have two readings of this.

Vice Chairman Dan McCartney made a motion to forward the Zoning Ordinance revisions to City Council as follows: Off street parking space dimensions, LED Signage standards, Flexible screening methods, Location and Size of Solar Panels, Permitted uses in the Industrial Zoning Districts. Reference to 4.5, 5.6, 5.20, 5.34, 6.2, 6.3, 6.4, 6.5, 6.6 and 7.3 in the Ordinance Book as per Dave Scuto's memo dated February 23, 2010. Based upon the following conditions that we add Crematoriums that need to be 500' from residential use or Zoned properties as a special land use in the M-1 and M-2 Zoning Districts and the changes to free standing solar panels on 5.3.4.2 should be a special use. An additional sentence will be added on to 5.3.4.2. Nancy Beaudua supported. All approved, opposed none.

Council member Tom McCartney asked about the lighting. Dave, Terry and D J went out with the light meter. The lights they checked had normal readings.

They discussed Wise Hardware and D J brought the Board up to speed with what was going on there.

DJ brought the Board up to speed on the St Clair Inn. They are trying to get more parking spaces. With the original PUD they had the mall parking and across the street. They have since lost the parking in the mall and across the street.

AJOURNMENT

Chairman Terry Beier entertained a motion to adjourn.

Dan McCartney made a motion to adjourn. Donna Cornell supported. All approved, opposed none.

Meeting adjourned at 8:10 p.m. The next meeting will be held on June 9, 2010.

**CITY OF ST. CLAIR
PLANNING COMMISSION MEETING
WEDNESDAY - JUNE 9, 2010 - 7:00 P.M.
CITY HALL - 547 N. CARNEY DR.**

CALL TO ORDER

The meeting was called to order by Chairman Terry Beier at 7:05 P.M.

ROLL CALL

Present: Chairman Terry Beier
Members: Vice Chairman Dan McCartney, Council Rep Mike LaPorte, Donna
Cornell, Nancy Beaudua
Absent: Mark Gottler, Ted Whittlesey
Administrative: Planning/Zoning, D J Boulier

A motion was made by Dan McCartney to excuse Mark Gottler and Ted Whittlesey.
Supported by Donna Cornell. All approved, opposed none.

Chairman Terry Beier recognized Scott Adkins, City Superintendent present at the
meeting.

APPROVAL OF AGENDA

Chairman Terry Beier entertained a motion to approve the Agenda of May 12, 2010.

*Mike LaPorte made a motion to approve the June 9, 2010 agenda, with the correction of
the Public Hearing to be added under the Correspondence as it was left out. Supported
by Nancy Beaudua. All approved, opposed none.*

APPROVAL OF MINUTES

Minutes were not presented and will be approved at the next meeting.

CORRESPONDENCE

St Clair Township Minutes
1 Letter from Michael Green, 1308 St Clair Hwy, has no problem with the request.
1 Letter from Amelia Mullins, 1311 St Clair Hwy, is against the request.

PUBLIC HEARING

**Special Use Approval for operating an automotive repair facility
William & JoAnn Westrick
1310 St Clair Hwy**

Chairman Terry Beier entertained a motion to open the Public Hearing.

Mike LaPorte made a motion to open the Public Hearing. Donna Cornell supported.

Chairman Terry Beier stated the public notices were all sent out and he would like to add some of the things they will consider for the Special Use Request. The Planning Commission, after it evaluates tonight, will make a recommendation to City Council on whether to approve or deny the request with special conditions and hopefully that is what will come out of our meeting tonight.

Chairman Terry Beier stated there are some things we look at when we are making a determination on something like this. The seven items are as follows:

1. The request will be harmonious and in accordance with the general objective or any specific objective of the Master Plan
2. Will be designed, constructed, operated and maintained as to be harmonious and appropriate in appearance with existing or intended character of the facility and will not change the essential character of the area.
3. Will not be hazardous or disturbing to existing or future nearby uses.
4. Will be an improvement in relation to the property in the immediate vicinity and to the community as a whole.
5. Will be served adequately by essential public services and facilities and that the persons responsible for the establishment's proposed use will provide adequately any such service or facility.
6. Will not create excessive additional public cost and will not be detrimental to the economic welfare of the community.
7. Will be consistent with the intended purpose of this Ordinance.

City Superintendent Scott Adkins wanted it on record that he received 4 e-mails and 3 phone calls from Lori Dodea stating her objection and two other written correspondences. The Board has been given copies of those letters. He wanted to have this noted.

Chairman Terry Beier asked if anyone in the audience would like to speak.

JoAnn Westrick 1210 S Twelfth St, stated they purchased this property at 1310 St Clair Hwy in September, 2009, with a good intention of her son start his own business there. She stated they have lived in St Clair all their lives and have good neighbors who support them. They would like the opportunity for their son and daughter-in-law to be able to start their own business. Hours would be like any other car repair place, 8 am - 6 pm, Sat 9 am- 3 pm and closed on Sunday. She stated her son would like a family life outside the business and these hours seemed good.

Amelia Mullins, 1311 St Clair Hwy, thought she wouldn't be able to come to the meeting and had sent the letter. She reiterated what her letter stated, that she is against the request as she is worried about property values. She also stated there are engines revving all the time and there is a lot of noise. There are cars there day and night.

Lindsey Lindsay, 1328 St Clair Hwy, stated they live right next door. When Bill Schunk owned this property it looked like a junk yard and it doesn't right now. The Westrick's allow us to use the drive to get down to our boathouse. There is a lot of dust and dirt right now from Cargill using the drive for their construction.

Lori Dodea, 1312 St Clair Hwy, stated she is against this request. The business is located directly behind her house and she has lived there for twelve years. She said there are all kinds of cars going in and out of there at all hours. She watched 30 cars in 1 hour and all kinds of tow trucks coming and going. She has to keep her windows shut because of all the dirt from the traffic that comes and goes. She stated that she was verbally attacked by Mr. and Mrs. Westrick with very foul language. It is very noisy and hard for her to get sleep. She is worried about property values.

Betty Warner, 1307 St. Clair Highway, stated a lot of dust and a lot of cars are going down the road - also from Cargill. It doesn't bother her at night, just during the day when her grandkids are visiting.

NEW BUSINESS

**William & JoAnn Westrick
1310 St Clair Hwy
Special Use Approval for operating an automotive repair facility.**

Chairman Terry Beier entertained a motion.

Motion made by Dan McCartney to recommend approval of special use of property located at 1310 St. Clair Highway:

- *It is believed that with restrictions recommended the special use is more compatible than the alternate uses allowed by the current Zoning Ordinance*
- *Dust control to be applied for eighteen months, then pavement to be completed from street to existing pavement adjacent to building*
- *Sign size no greater than 10 sq ft*
- *Recommend sign be installed on pole type structure not to exceed 8 ft in height with 3' x 8' landscape area around sign base*
- *Hours of operation: 8:00 a.m. to 6:00 p.m. Monday thru Friday
9:00 a.m. to 3:00 p.m. Saturday
Closed Sunday*
- *No additional exterior lighting to be installed*
- *Require five paved parking spaces, two gravel parking to be paved when driveway entrance is paved in eighteen months*
- *No outdoor storage of parts, equipment or salvage vehicles. No more than twelve vehicles outside at any one time immediately adjacent to north side of structure*

Supported by Nancy Beaudua

Roll call vote:

<i>Dan McCartney</i>	<i>Yes</i>
<i>Nancy Beaudua</i>	<i>Yes</i>
<i>Donna Cornell</i>	<i>Yes</i>
<i>Mike LaPorte</i>	<i>Yes</i>
<i>Terry Beier</i>	<i>Yes</i>

UNFINISHED BUSINESS

None

AJOURNMENT

Chairman Terry Beier entertained a motion to adjourn.

Donna Cornell made a motion to adjourn. Dan McCartney supported. All approved, opposed none.

Meeting adjourned at 8:45 p.m. The next meeting will be held on July 14, 2010.

**CITY OF ST. CLAIR
PLANNING COMMISSION MEETING
WEDNESDAY - JULY 14, 2010 - 7:00 P.M.
CITY HALL - 547 N. CARNEY DR.**

CALL TO ORDER

The meeting was called to order by Chairman Terry Beier at 6:05 P.M.

ROLL CALL

Present: Chairman Terry Beier
Members: Vice Chairman Dan McCartney, Council Rep Mike LaPorte, Donna
Cornell, Nancy Beaudua
Absent: Mark Gottler, Ted Whittlesey
Administrative: Planning/Zoning, D J Boulier

Motion was made by LaPorte to excuse Mark Gottler. Supported by Beaudua. All approved, opposed none.

Chairman Beier recognized Scott Adkins, City Super Intendent in attendance.

APPROVAL OF AGENDA

Chairman Beier entertained a motion to approve the Agenda of July 14, 2010.

Donna Cornell made a motion to approve the July 14, 2010 agenda. Supported by Mike LaPorte. All approved, opposed none.

APPROVAL OF MINUTES

Motion was made by Dan McCartney to approve the Minutes from the May 12, 2010 meeting. Supported by Donna Cornell. All approved, opposed none.

Motion was made by Donna Cornell to approve the Minutes from the June 9, 2010 meeting. Supported by Nancy Beaudua. All approved, opposed none.

CORRESPONDENCE

St Clair Township Minutes

PUBLIC HEARING

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

**Revisit LED Signs in downtown Redevelopment District
Banner Sign - All Districts
Outdoor Display and Sales Ordinance
Comprehensive Plan Proposal
St Clair Inn PUD**

Mike LaPorte stated he asked Dean Downing to come and give the terminology of the LED signs. He stated that the sign he has is more of a community sign because he advertises upcoming events, snow emergencies etc..

Dean Downing stated that the business people know that they have to get permits. He gave a brief summary of the LED signage and touched upon the enforcing of the signs and banners.

Discussion on whether to have the message boards or LED signs in the downtown district which is mostly the corner coming into town and in the entertainment district.

Dean Downing stated that you wouldn't want laser writing on the sides of buildings. With the message boards it is a modern alternative to an old function, which was taking the long poll and changing the black letters one by one. By using the electronic method you eliminate the clutter associated with missing letters and misspelled words. The message boards allow the merchants to state their needs with a modern method.

Dean also stated that he knows the Board is concerned with it looking like Las Vegas with all the message boards but he doesn't see it that way. From his side of the equation he doesn't see it that way as there can be limitations put on them as to how often the message changes, the types of animation that are allowed or not allowed, the brightness of the sign, the hours of operation. These are all important equations to consider.

There was some more discussion on banners and signs followed by a motion entertained by Chairman Terry Beier.

Motion by McCartney, Supported by Cornell, CARRIED to direct the Planning Consultant to prepare a draft amendment addressing section 8.32.7, specifically eliminating the text "LED Illumination" as well as allowing message boards within the Riverside and Clinton Sub districts.

City Superintendent Adkins also reported to the Commission that he would prepare draft language addressing pole banners within the C-2 District as well as temporary signs for Civic Organizations and present it to the group at a future meeting for consideration.

The members touched a little on the Outdoor Display and Sales Ordinance, the Comprehensive Plan Proposal and the St Clair Inn PUD.

Chairman Beier entertained a motion to adjourn.

AJOURNMENT

Chairman Beier entertained a motion to adjourn.

Motion made by Cornell to adjourn, by McCartney. All approved, opposed none.

Meeting adjourned at 8:45 p.m. The next meeting will be held on August 11, 2010.

**CITY OF ST. CLAIR
SPECIAL PLANNING COMMISSION MEETING
WEDNESDAY - AUGUST 18, 2010 - 7:00 P.M.
CITY HALL - 547 N. CARNEY DR.**

CALL TO ORDER

The meeting was called to order by Chairman Terry Beier at 7:05 P.M.

ROLL CALL

Present: Chairman Terry Beier
Members: Vice Chairman Dan McCartney, Donna Cornell, Nancy Beaudua
Absent: Mike LaPorte, Mark Gottler
Administrative: Planning/Zoning, D J Boulier

Motion was made by Dan McCartney to excuse Mike LaPorte and Mark Gottler.
Supported by Nancy Beaudua. All approved, opposed none.

Chairman Terry Beier recognized Scott Adkins, City Superintendent present at the meeting.

APPROVAL OF AGENDA

Chairman Terry Beier entertained a motion to approve the Agenda of August 18, 2010.

Donna Cornell made a motion to approve the August 18, 2010 agenda. Supported by Nancy Beaudua. All approved, opposed none.

APPROVAL OF MINUTES

Motion made by Donna Cornell to approve the Minutes from the July 14, 2010 meeting. Supported by Nancy Beaudua. All approved, opposed none.

CORRESPONDENCE

St Clair Township Minutes of July 8, 2010
County of St Clair Health Department

PUBLIC HEARING

**736 N Riverside Avenue
74-07-097-0029-000
Appeal Section 5.28 Waterfront Lots**

Chairman Terry Beier entertained a motion to Open Public Hearing.

Motion made by Donna Cornell; supported by Dan McCartney. All approved, opposed none.

Chairman Terry Beier read the note on the letter that the City sent out for the Public Hearing from Kelly and Diane Rushmore, 750 N Riverside Ave, St Clair, MI,

stating “they request that the Zoning Ordinance be adhered to. As the neighboring home to the north of the above property we do not want to allow further yard views and encroachments.”

Chairman Terry Beier entertained a motion to close the Public Hearing.

Motion by Donna Cornell; supported by Dan McCartney. All approved, opposed none.

After a discussion on waterfront properties, the applicant’s adding a roof on their plan for the deck/porch balcony. Chairman Terry Beier entertained a motion.

Motion made by Ted Whittlesey to deny the variance requested at 736 N Riverside Avenue; supported by Donna Cornell.

Before they voted, Chairman Terry Beier asked D J Boulter what he would recommend so that it would not be brought back to the Planning Commission for further review. .D.J. stated he could probably approve the additional portion of the proposed deck that is toward the south because it would not be in the sight line.

D J Boulter stated that approval can be given for extension of the lower level deck that is not within the sight line. Any type of roof covering will be denied. Approval for the upper deck can be granted provided the deck is only expanded to the south and within the sight line.

Chairman Terry Beier reiterated that Ted made a motion to deny the request, Donna seconded, all approved, opposed none. Motion carries.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Appeal Section 5.28 Waterfront Lots
Roundtable Discussion -Article B
Section 5.35 Outdoor Display and Sales Ordinance
Section 8.32 Signs

Terry Beier asked Scott Adkins about the Roundtable and he is not prepared for it. Issue was tabled.

After a discussion on the above topics, Dave Scurto, City Planner, gave a summary of the outdoor storage changes and Downtown Redevelopment District sign ordinance changes made in July 2010. Planning Commission discussed the changes and requested Mr. Dave Scurto to revise per Planning Commission direction. The Planning Commission discussed the Downtown Redevelopment District variance procedure and decided to take no action.

AJOURNMENT

Chairman Terry Beier entertained a motion to adjourn.

Motion by Dan McCartney to adjourn; Donna Cornell supported. All approved, opposed none.

Meeting adjourned at 8:30 p.m. The next meeting will be held on July 14, 2010.

**CITY OF ST. CLAIR
PLANNING COMMISSION MEETING
WEDNESDAY - SEPTEMBER 8, 2010 - 7:00 P.M.
CITY HALL - 547 N. CARNEY DR.**

CALL TO ORDER

The meeting was called to order by Chairman Terry Beier at 7:05 P.M.

ROLL CALL

Present: Chairman Terry Beier
Members: Vice Chairman Dan McCartney, Donna Cornell, Nancy Beaudua
Mike LaPorte
Absent: Mark Gottler, Ted Whittlesey
Administrative: Planning/Zoning, D J Boulier

Motion was made by Donna Cornell to excuse Mark Gottler and Ted Whittlesey.
Supported by Dan McCartney. All approved, opposed none.

APPROVAL OF AGENDA

Chairman Terry Beier entertained a motion to approve the Agenda of
September 8, 2010.

*Mike LaPorte made a motion to approve the August 18, 2010 agenda. Supported by
Donna Cornell. All approved, opposed none.*

APPROVAL OF MINUTES

*Motion made by Mike LaPorte to approve the Minutes of the August 18, 2010 meeting.
Supported by Nancy Beaudua. All approved, opposed none.*

CORRESPONDENCE

St Clair Township Minutes
July 8, 2010 - Planning Commission Minutes

PUBLIC HEARING

None

NEW BUSINESS

**Business Sign - 301 Trumbull Street
74-07-04-0009-000 - St Clair Chiropractic
Article 8B - Downtown Redevelopment District
Section 8.32 Signs - Additional Criteria
All lettering or graphics must project a minimum three-eighth (3/8) inches
from the sign surface**

Chairman Terry Beier asked D J Boulier to give a brief summary of the request.

D J Boulier gave a summary of the different prices of what the signs would cost Mr. Solomon.

Dr. Michael Solomon, 314 Trumbull St, St Clair, stated the sign they have now is roughly 3½ years old and there was a flaw when the sign was constructed. He had contacted the company that originally made it and the company would not to stand behind their work. He stated with the new rules in the Gas Light District he is here on behalf of St. Clair Chiropractic as well as other businesses in the Gas Light District. Dr. Solomon stated he would prefer, due to costs, to have a painted sign without the raised lettering. However, he agrees the raised lettering looks nicer and would agree to install the sign according to Ordinance. He suggested a time frame for all other businesses to conform to the ordinance be set.

After much discussion the Planning Commission's position is adamant that the 3/8" raised lettering for all future signs in all Downtown Redevelopment Districts remains in the Ordinance. Existing signs will be grandfathered until time of replacement. Planning Commission members feel strongly that the 3/8" raised lettering should remain in the Ordinance. Chairman Terry Beier instructed the City Planner to compose a letter to City Council addressing this matter.

UNFINISHED BUSINESS

Roundtable discussion - Article 8B
Downtown Redevelopment District
Section 5.35 - Outdoor Display and Sales Ordinance
Section 8.32 - Signs

Chairman Terry Beier asked Dave Scurto to review the changes the Planning Commission asked last month at the August meeting of the above items. He went over the changes he made. The Commission felt that they should have one more meeting to make sure all their ducks are in a row and then hold the Public Hearing. Dave stated he would make the changes and bring them back for the next meeting in October. Then the Public Hearing could be held in November.

AJOURNMENT

Chairman Terry Beier entertained a motion to adjourn.

Motion by Dan McCartney to adjourn; Donna Cornell supported. All approved, opposed none.

Meeting adjourned at 8:30 p.m. The next meeting will be held on October 13, 2010.

**CITY OF ST. CLAIR
PLANNING COMMISSION MEETING
WEDNESDAY - NOVEMBER 10, 2010 - 7:00 P.M.
CITY HALL - 547 N. CARNEY DR.**

CALL TO ORDER

The meeting was called to order by Chairman Terry Beier at 7:05 P.M.

ROLL CALL

Present: Chairman Terry Beier
Members: Council Rep Mike LaPorte, Donna Cornell, Vice Chairman Dan
 McCartney, Nancy Beaudua, Ted Whittlesey
Absent: Mark Gottler
Administrative: Planning/Zoning, D J Boulier, City Superintendent, Scott Adkins
City Consultant: Dave Scurto, Carlisle, Wortman

*Motion was made by Dan McCartney to excuse Mark Gottler. Supported by Beaudua.
All approved, opposed none.*

APPROVAL OF AGENDA

*Motion made by Nancy Beaudua to approve the November 10, 2010 agenda. Supported
by Dan McCartney. All approved, opposed none.*

APPROVAL OF MINUTES

*Motion made by Mike LaPorte to approve the Minutes of the October 13, 2010 meeting
as presented. Supported by Nancy Beaudua. All approved, opposed none.*

CORRESPONDENCE

Kimball Township - Informational purposes

NEW BUSINESS

None

UNFINISHED BUSINESS

1. **Electronic Message Board Sign**
Located in Right-of-Way
Riverview Community Federal Credit Union
1935 Fred Moore Highway
74-07-055-0035-010

2. **Comprehensive Plan Update**

Chairman Terry Beier asked D J Boulier to give a brief summary of the Electronic Message Board Sign.

D J Boulter stated the Planning Commission is only approving the sign which was not on the original site plan and the Council has to approve the location of it.

Chairman Terry Beier entertained a motion.

Ted Whittlesey made a motion to approve the sign as drawn contingent on meeting the requirements as required in the Ordinance on illumination and including the 3' fall zone to the bike path and contingent upon City Councils approval of the use of the right of way. Mike LaPorte supported. All approved, opposed none.

2. Comprehensive Plan Update

Chairman Terry Beier asked Dave Scurto for an update.

Dave Scurto stated they have been putting material in the document, and just still doing background research. They are working with Trice Hawkins, Recreation Department, attempting to set up a public work session on December 8, 2010 for the Parks and Rec master plan component.

Dave stated last Saturday they gave out disposable cameras for the neighborhood walk and they were taking notes. Looking forward to an open house in January or February.

PUBLIC HEARING

- 1. Roundtable Discussion - Article 8 B
Downtown Redevelopment District
Section 5.35 - Outdoor Display and Sales Ordinance
Section 8.32 - Signs
Section 6.5.3 B - Event Signs
Section 6.5.8 - Light Pole Banners
Section 6.5.9 - Cross Street Banners**

Chairman Terry Beier entertained a motion to open the Public Hearing.

Mike LaPorte made a motion to open the Public Hearing. Donna Cornell supported. All approved, opposed none.

Dan Lockwood 1665 Oakland Avenue, stated he was there to see what was going on.

Chairman Beier entertained a motion to close the Public Hearing.

Dan McCartney made a motion to close the Public Hearing. Donna Cornell supported. All approved, opposed none.

Chairman Terry Beier stated that had already gone over in detail Section 8.32 and it was good to go and didn't feel the need to go over it again. Chairman Beier asked if everyone was happy with the Section 5.35 - Outdoor Display and Sales Ordinance. He asked Scott Adkins if he was content with it.

Scott Adkins stated that he and Dave had discussed all the Ordinance changes and he was content with it.

There was discussion on the charitable event signs, light pole banners and cross street banners.

Chairman Terry Beier stated Dave Scurto would give the numbers for the 5 (five) different motions and they would go one by one with the motions for approval with the City Council.

Mike LaPorte made a motion to approve Section 6.5.9 Cross Street Banners with a condition that Dave will be able to check section numbers to make sure it fits in with the section of the Ordinance. Donna Cornell supported. All approved, opposed none.

Dan McCartney made a motion to approve Section 6.5.8 Light Pole Banners contingent on verification of section are correct. Mike LaPorte supported. All approved, opposed none.

Donna Cornell made a motion to approve Section 6.5.3.B Civic and Charitable Event Sign with verification of that section number. Dan McCartney supported. All approved, opposed none.

Nancy Beaudua made a motion to approve an amendment to Section 8.32 on the signs on verification there is no conflict with other code sections. Donna Cornell supported. All approved, opposed none.

Nancy Beaudua made a motion to approve Section 8.27 Land Use Change Private Clubs and Lodges from permitted use to special use contingent upon verification non conflict of other code sections. Dan McCartney supported. All approved, all approved.

Ted Whittlesy made a motion to present to Council Section 5.35 the Outdoor Sales and Displays Ordinance subject to the verification of the section number. Mike LaPorte supported. All approved, opposed none.

Chairman Terry Beier asked Dan Lockwood if he had anything since he sat through all this.

Dan Lockwood stated for those who weren't at the last meeting a new sign incentive program to help promote new businesses coming into town was presented. He has asked different foundations for grants for this program. This is really being pushed because of the deadline for the grant program. He asked the Commission about river side signs such as the one on the river for the St Clair Inn if this is going to be ok with their sign changes.

Chairman Terry Beier asked when they had the Public Hearing to approve Section 8.32 if they could go back and amend that motion.

Scott Adkins stated with a Public Hearing there could be an amendment under 8.32 Article 8B to amend that section.

Ted Whittlesey made a motion to amend Section 8.32 Signs Downtown Development District to include waterways for boat wall signs and free standing signs, being 50% for the Pine River and 100% for the St Clair River. Dan McCartney supported. All approved, opposed none.

Scott Adkins informed the Commission that the Ordinance Review Committee will be meeting. There will be discussion on rental registration and to revisit the parking restrictions between curb and sidewalk within city right of way between.

AJOURNMENT

Chairman Terry Beier entertained a motion to adjourn.

Mike LaPorte made a motion to adjourn. Nancy Beaudua supported. All approved, opposed none.

Meeting adjourned at 9:10 p.m. The next meeting will be held on December 8, 2010.