

**CITY OF ST. CLAIR
PLANNING COMMISSION
WEDNESDAY – MARCH 9, 2016
CITY HALL – 547 N. CARNEY**

CALL TO ORDER: Chairman Terry Beier

ROLL CALL: Chairman Terry Beier Vice Chairman Dan McCartney
Secretary Nancy Beaudua Member Paul Wade
Member Steve Grates

EXCUSED: Paul Wade made a motion to excuse Mike Laporte and Peter Briddick. Supported by Dan McCartney All in favor, opposed one

IN ATTENDANCE: Mayor Bill Cedar, Kris Paul - War Waters

APPROVAL OF AGENDA: Nancy Beaudua made a motion to approve the March 9, 2016 agenda. Supported by Paul Wade. All in favor, opposed none

APPROVAL OF MINUTES: Nancy Beaudua made a motion to approve the minutes of the February 10, 2016 meeting. Supported by Steve Grates All in favor, opposed none

PUBLIC COMMENTS: Bill Cedar – Over the years I have seen the deterioration of our downtown and the War Waters project has an opportunity to bring life back to our downtown, I fully endorse it.

CORRESPONDENCE: St. Clair Metropolitan Planning Commission 2016 Annual Workshop to be held on March 31, 2016. Nancy Beaudua, Paul Wade and Steve Grates expressed an interest in attending.

PUBLIC HEARING:

1. Micro brewer, Small Wine Maker and Small Distiller as a principal use in the Riverside sub district for business occupying an existing building
2. Micro brewer, small wine maker and small distiller as a special approval use in the Riverside sub district for businesses
3. In addition, Section 8.35 Definitions is amended to include "Micro Brewer, Small Wine Maker and Small Distiller: Use with an approved license issued by the State of Michigan Liquor Control Commission for such operation."

Dan McCartney made a motion to open the public hearing. Supported by Paul Wade. All in favor, opposed none

Kris Paul – I support this 100%!

Dan McCartney made a motion to close the public hearing portion of the meeting. Supported by Nancy Beaudua. All in favor, opposed none.

NEW BUSINESS:

Terry Beier read the public hearing notice for the record:

1. Micro brewer, Small Wine Maker and Small Distiller as a principal use in the Riverside sub district for business occupying an existing building
2. Micro brewer, small wine maker and small distiller as a special approval use in the Riverside sub district for business
3. In addition, Section 8.35 Definitions is amended to include "Micro Brewer, Small Wine Maker and Small Distiller: Use with an approved license issued by the State of Michigan Liquor Control Commission for such operation"

Dan McCartney – When this commission worked many hours to change the downtown, Clinton Avenue and along Third Street this is exactly what we had in mind. The only reason we did not include a micro-brewery is because they did not have microbrewers around. Personally I think this is exactly what we were shooting for, to get people downtown.

Terry Beier – At our last meeting I think we had a consensus that this would not be harmful to adjoining properties and districts. We were told the operation would be confined to the interior of the building. Seeing how this would be a permitted use with the changes to the ordinance this operation would qualify under #1. If there was an existing building that would be expanded it would fall into a special approval use which would require review by the Planning Commission. If it was an approved use, unless it requires approval if a site plan we would not see it.

Dave Scurto – D. J. always has the option to bring a new business to the Planning Commission if he feels it is too complicated. That is in the ordinance.

Paul Wade – If a business does require a variance it would go before City Council?

D.J. Boulier – Correct, they are the zoning board of appeals for that district. He will have to go before them for signage because he is asking for more than what is allowed in the ordinance.

Dan McCartney made a motion to recommend approval to City Council based on the fact that the use is good for this district.

1. *Micro brewer, Small Wine Maker, Small Distiller as a principal use in the Riverside sub district for business occupying an existing building (Building occupancy with no building footprint changes)*
 2. *Micro brewer, small wine maker and small distiller as a special approval use in the Riverside sub district for business expanding an existing building or constructing a new building (Change in building footprint)*
 3. *In addition, Section 8.35 Definitions is amended to include "Micro Brewer, Small Wine Maker and Small Distiller: Use with an approved license issued by the State of Michigan Liquor Control Commission for such operation"*
- Seconded by Nancy Beaudua. All in favor, opposed none.*

Terry Beier – This will go on the City Council for approval.

OLD BUSINESS:

Discussion on Article 6 – Signs, Appendix B.

D. J. Boulier will work on sign definitions.

Discussion on Landscaping – Article 8B

Discussion on temporary storage, supplementary heights, ponds, drive thru's in Clinton Avenue District.

After discussion it was agreed Dave Scurto will work on revising language for Section 5.7 – Landscape Site Plans and 7.3.9 Parking lots containing more than twenty (20) spaces etc. for parking lot landscaping.

Public Hearings will be held for ordinance adoption of Supplementary Heights, Ponds, and language changes to Section 5.7-Landscape site plans. It was agreed Dave Scurto will add language to Downtown Redevelopment District, Article 8B, and Section 8.27 Schedule of Building Use.

Dan McCartney made a motion to close the Planning Commission meeting. Supported by Steve Grates. All in favor, none opposed

ADJOURNMENT: Meeting was adjourned at 9:05 p.m.