

**CITY OF ST. CLAIR  
PLANNING COMMISSION MEETING  
WEDNESDAY – MARCH 18, 2015 - 7:00 P.M.  
CITY HALL – 547 N. CARNEY DR.**

**CALL TO ORDER:**

Chairman Terry Beier called the meeting to order at 7:00 P.M.

**ROLL CALL:**

<b>Present:</b>	Chairman	Terry Beier	Member	Michael Solomonon
	Secretary	Nancy Beaudua	Vice Chairman	Dan McCartney
	Council Rep.	Michael LaPorte	Member	Chad Muldermans
	Planning/Zoning	D.J. Boulier		

Audience Guests – Mary Beaudua, Gary Breuhan, & Lori Shink.

**APPROVAL OF AGENDA:**

*Mike LaPorte made a motion to approve the agenda dated March 18, 2015. Supported by Nancy Beaudua. All in favor, opposed none*

**APPROVAL OF MINUTES:**

*Dan McCartney made a motion to approve the minutes of January 14, 2015 with a change to the date on the agenda from January 11, 2015 to January 14, 2015. Supported by Nancy Beaudua. All in favor, opposed none*

**CORRESPONDENCE:**

1. St. Clair Metropolitan Planning Commission 20154 Annual Workshop
2. St. Clair Township January 8, 2015 Planning Commission Minutes

**PUBLIC HEARING:**           None

**NEW BUSINESS:**

- 1. Site Plan Review  
955 Fred Moore Highway  
Site Plan Approval Proposed Urgent Care Facility  
74-07-053-0094-000**
- 2. Roundtable discussion regarding storage on vacant lots**

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D. Boulier – We've got an application from the owner Gary Breuhan, Barnacles LLC for a site plan review for a proposed urgent care facility at 955 Fred Moore Highway. Shink Engineering is here tonight they did the site plan and all the drawings for it. You have AEW's review of the original drawings before you right now. Also, you have a letter from Shink Engineering going over their review and 1-11 has been addressed already. Number 12, I thought Lori said because of the size you don't need a DEQ Permit.

Lori Shink – Actually, we do need a permit.

D. Boulier – Number 13 he is asking for the existing water & sewer lines but Brent doesn't have any idea where those taps are. He'll probably end up getting someone to camera the sewers and find the taps. Number 14 is the storm water ordinance & Lori is working on that engineering. I talked to Steve Pangori yesterday and he was fine with what's on the drawings knowing we have further engineering to do on the storm water ordinance. That being said pretty much everything else has been taken care of. They are also adding parking for building 1280 S. Ninth, where Distinctive Eyewear is and one vacant unit. I can't remember what they are adding but it's in my review. Everything that I can see is fine. Parking is adequate for both buildings now, that would be taken care of with the approval of this one.

Terry Beir – Does the applicant want to say anything?

Gary Breuhan – No

Terry Beir – It looks like your review doesn't have any issues other than the storm water. Any approval should be contingent on final approval on that from the engineer.

Dan McCartney – I'm just surprised there isn't exterior lighting.

D. Boulier – I'm sure that will be addressed, both the sign & the lighting. I'm assuming they will just put wall packs on the building for the parking. We haven't got any drawings as far as what the inside of that buildings going to look like. They'll be the one coming up with the sign. Until we have that I would presume that sign will have to be mounted on the building. I don't think there is any room out front without being in the right-of-way.

Terry Beier – Will that sign have to come before us?

D. Boulier – I don't believe it will as long as it's to the sign ordinance.

Terry Beier – Is there any concern on the lighting that it should be reviewed? Residential is across the street that's why.

D. Boulier – I'm assuming they won't have a lot of lighting in front only for the simple fact that there isn't any parking in the front. To the back we've just got the river. I would presume they'll just put a couple of wall packs on the back of the building. Have you got any idea's Lori?

Lori Shink – No I don't. Is Fred Moore Highway a St. Clair County Road Commission?

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D. Boulier – It's City of St. Clair.

Lori Shink – There is room within the right-of-way there is a grassy area behind the curb. I don't know how you feel about that?

D. Boulier – It would have to come to Council. They would have to approve it being in the right-of-way.

Lori Shink – Are they typically approved?

D. Boulier – They approved the credit union.

Mike LaPorte – Seeing that the parkings being added to the back of the building is the time not to address the front of the building? Do we ask for a certain number of tree's?

D. Boulier – 50 Parking spaces is the only thing that addresses landscaping.

Lori Shink – We are below that so that's why I did write that we didn't have to provide landscaping according to your ordinance.

D. Boulier – I'm sure the leassor will probably do a little bit.

Mike LaPorte – If there were a sign put out on the boulevard?

D. Boulier – Do you want to see the sign, we can bring it back. We may not know that for awhile.

Mike LaPorte – The street along probably has tree's running along there.

Dan McCartney – The lighting we're thinking is going to be just wall mounted units?

D. Boulier – I would think so, if not they would have to do it when they do the parking lot.

Lori Shink – It would all be within compliance and that would go back to the tenant depending on what they are looking for. I would assume it would be downlighting. Would that come back for review or to you D?

D. Boulder – It can only have so many foot candles, the parking area's got to be lite certain light candles.

Dan McCartney – You have residential behind you and right across the street and that's the only concern.

Mike LaPorte – We have no control over the streetscape down in front of it? We can't ask for more tree's?

D. Boulier – Not according to the ordinance. The only thing that triggers it is a 50 space parking lot.

Mike LaPorte – How many are they at, 29?

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D. Boulier – No, they are only at 15

Mike LaPorte – What about the two parcels together?

D. Boulier – They are separate parcels thought. You have 15 on one and 24 on the other. The 24 is on the two unit building.

Lori Shink – Is there anything specific you want for lighting? As long as it's according to ordinance right?

Terry Beier – Yes, that's all.

D. Boulier – I'm just assuming that when it comes to cost wall packs would be far cheaper than putting in pole lights.

Mike LaPorte – But they can't shine towards the street right?

D. Boulier – They would have to have a deflection shield on them.

Dan McCartney – That's going to come before you though right?

D. Boulier – I can bring back the lighting and the sign.

Dan McCartney – I'm not saying that they necessarily need to come back to us but I think they should come to you.

D. Boulier – Absolutley.

*Dan McCartney made a motion to approve the site plan contingent on approval by the building inspector making sure the sign & lights are in compliance with the ordinance and meet the storm water ordinance working it out with DEQ, supported by Chad Muldermans. All in favor, opposed none.*

Roundtable discussion regarding storage on vacant lots and it was referred back to administration.

**Old Business:**       None

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

Meeting adjourned at 7:50 P.M.

