

**CITY OF ST. CLAIR  
PLANNING COMMISSION MEETING  
WEDNESDAY – JUNE 10, 2015 - 7:00 P.M.  
CITY HALL – 547 N. CARNEY DR.**

**CALL TO ORDER:**

Vice Chairman Dan McCartney called the meeting to order at 7:00 P.M.

**ROLL CALL:**

<b>Present:</b>	Member	Bill Darmstaetter	Secretary	Nancy Beaudua
	Vice Chairman	Dan McCartney	Council Rep.	Mike LaPorte
	Planning/Zoning	D.J. Boulier		

Absent - Terry Beier, Chad Muldermans

Audience Guests – Mary Beaudua, Peter Briddick

*Mike Laporte made a motion to excuse Terry Beier and Chad Muldermans. Supported by Nancy Beaudua. All in favor, opposed none*

**APPROVAL OF AGENDA:**

*Mike LaPorte made a motion to approve the agenda dated June 10, 2015, with a correction to the next meeting date, changed to July 8. Supported by Nancy Beaudua. All in favor, opposed none*

**APPROVAL OF MINUTES:**

*Dan McCartney made a motion to approve the minutes of March 18, 2015.. Supported by Nancy Beaudua. All in favor, opposed none*

**CORRESPONDENCE:** None

**PUBLIC HEARING:** None

**NEW BUSINESS:**       **1. Site Plan Review**  
                                  **William/Bethann Smith**  
                                  **576 N. Riverside**  
                                  **74-07-088-0010-000**

D.J. Boulier – William and Bethann Smith residing at 576 N. Riverside have submitted an application to construct a new 403 square foot wood deck. This deck would encroach eight feet past the sight line or the allowed setback line for waterfront lots. Section 5.19.2 allows that unenclosed porches, roofed or unroofed, may project into a required yard area a distance not to exceed eight feet provided:

- a. The porch is unenclosed, no higher than one story and is erected on piers.
- b. The porch shall not be closer than four feet at any point to any lot line
- c. That no buiding shall have more than one porch in any one yard

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Although Section 5.19.2 allows the Building Official to approve a deck to encroach to a maximum of eight feet into the required setback area, Section 5.28.2 waterfront lots will allow a deck to encroach in the required yard abutting the river after review and approval by the Planning Commission.

Section 5.28.2 Waterfront lots, states that decks, unenclosed porches, balconies and patios shall be permitted to project in the required yard abutting the river after review and approval of such projects by the Planning Commission. Approval shall be granted to such improvements which do not unreasonably impair the access of adjacent dwellings to light and air, or to a view of the river.

I can approve the deck after review by the Planning Commission which is why we are here tonight.

Dan McCartney – Does anyone have any comments:

Bill Darmstaetter – What is the distance from the ground to the top of the railing?

D,J. Boulter – The distance from the top of the deck to the top of railing is about 33” above finish floor of the house.

*Mike LaPorte made a motion to approve the site plan to construct a 403 square foot wood deck encroaching eight feet past the sight line or allowed setback line for waterfront lots. Supported by Nancy Beaudua. All in favor, opposed none*

Dan McCartney – I would like to table the next item on the agenda – Board/Commission Application – Peter Briddick - until we have more members present.

*Nancy Beaudua made a motion to table the discussion on a the Board/Commision Application for Peter Briddick until next month when more members are present. Supported by Mike LaPorte. All in favor, opposed none*

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

Meeting adjourned at 7:40 p.m.

