

**CITY OF ST. CLAIR  
PLANNING COMMISSION AGENDA  
WEDNESDAY, APRIL 13, 2016 - 7:00 P.M.  
ST. CLAIR CITY HALL  
547 N CARNEY, ST. CLAIR**

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CALL TO ORDER: Chairman Terry Beier

ROLL CALL:	Chairman	Terry Beier	Vice-Chair	Daniel McCartney
	Council Rep	Mike Laporte	Member	Nancy Beaudua
	Member	Steve Grates	Member	Paul Wade
	Member	Paul Wade		

APPROVAL OF AGENDA: April 13, 2016

APPROVAL OF MINUTES: March 9, 2016

PUBLIC COMMENTS:

CORRESPONDENCE: Letter of Resignation from Peter Briddick

- PUBLIC HEARING:
1. Article 5. General Provisions Section 5.7 Landscape Site Plans is amended to require a landscape plan for sites containing more than twenty (20) parking spaces. This change replaces a current requirement for landscape plans for sites containing more than fifty (50) parking spaces.
  2. Article 5. General Provisions Section 5.20 Supplementary Height Regulations is amended to allow commercial broadcast radio, television and cellular telephone towers with setback, fencing, structural integrity and inspection approval conditions.
  3. Article 5. General Provisions Section 5.34 Fish Ponds is a new section to allow installation of ponds with conditions on maximum number, setbacks, slope, depth, fencing, drainage and runoff. Following sections are renumbered in sequence.
  4. Article 8B Downtown Redevelopment District Section 8.27 Schedule of Building Use is amended to permit a Micro Brewer, Small Wine Maker and Small Distiller as a principal use for businesses occupying an existing building in the Clinton Avenue subdistrict.
  5. Article 8B Downtown Redevelopment District Section 8.27 Schedule of Building Use is amended to permit a Micro Brewer, Small Wine Maker and Small Distiller as a special approval use for businesses expanding an existing building or constructing a new building in the Clinton Avenue subdistrict.
  6. Article 8B Downtown Redevelopment District Section 8.27 Schedule of Building Use is amended to permit a drive through facility as a special approval use in the Clinton Avenue subdistrict.

7. Article 2 Definitions Section 2.1 Purpose to add a definition for a drive through facility.

**NEW BUSINESS: 1. Public Hearing**

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  7. Article 2 Definitions Section 2.1 Purpose to add a definition for a drive through facility.
2. Plaza Pet Services – 201 N. Riverside

Old Business: None

The next regular meeting of the St. Clair Planning Commission will be held on Wednesday, May 11, 2016, at 7:00 P.M. at the St. Clair City Hall, 547 N. Carney, St. Clair, Michigan 48079. The City of St. Clair will provide necessary reasonable auxiliary aids and services such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon 72 hours notice to the City of St. Clair. Individuals with disabilities requiring auxiliary aids or services should contact the City of St. Clair by writing or calling: Mike Booth, City of St. Clair, 547 N Carney, St Clair, Michigan 48079, 810/329-7121 or 1-800-649-3777 (TDD Relay)