

**CITY OF ST. CLAIR, MICHIGAN  
SPECIAL COUNCIL MEETING MINUTES  
MONDAY, MARCH 19, 2018 - 6:00 P.M.**

Mayor Cedar convened the Special Meeting of the City Council to order in the Council Chambers of the Municipal Building, 547 N. Carney Drive, St. Clair, Michigan, at 6:00pm to discuss the St. Clair Inn Site plan and signs.

PRESENT: Mayor Cedar, Members Ellery, Kindsvater, Klieman, Kuffa, LaPorte, McCartney

ABSENT: None

ADMINISTRATION: Michael E. Booth, City Superintendent; Delos Boulier, Building Inspector; Trice Hawkins, Recreation Director; Dave Shorkey, Code Enforcement Officer and Harbormaster; Annette Sturdy, City Clerk

AUDIENCE: There were 27 people in attendance

St. Clair Inn Site Plan-Mike LaPorte, Planning Commission member, stated there have been several meetings between the developer, architect and Planning Commission with various issues (ie. set backs, landscape) that have been discussed, changed and compromised on. The plan before council is a preliminary plan with several items still in discussion. Vince Cataldo, architect on the project, reiterated and detailed several points of compromise such as landscaping between 2<sup>nd</sup> street and the river. The plan does have the recommendation from Planning contingent on 7 points that need to be addressed prior to submittal of the final site plan. The conditions are the façade transparency for the commercial fitness center must meet the ordinance or be granted a variance, required parking must be met with the increase of 149 spaces, preliminary landscape plans must be approved, dumpster screening plans must be approved, new signage as currently shown and any certificate of occupancy will not be issued until zoning ordinance issues stated above are met and final approval from the City Engineer. Gaining compliance of Point #2, the requirement of gaining 149 more parking spots, is the applicants responsibility. Jeff Bohm shared that the MEDC has seen the project and requires council to take action before any additional movement can be made by them. The Mayor offered a 10 minute 'recess' for the public and council to further review the displayed plans and ask any questions of the architect, council or planning commission members present. Patrick Coughlin, 201 N. Riverside, on behalf of the Plaza, questioned the location of the additional parking spots that are not only required for compliance but are logically going to be needed with the significant increase of downtown traffic. Mr. Coughlin met with Jeff Katofsky, Planet Clair LLC, to discuss the additional parking concerns and was advised of the intent of valet parking. While this will alleviate some of the issue, there is still concern of guests or employees using parking spots along M-29 at Palmer Park and the Plaza parking lot. He suggested the developer should revisit the parking garage option. The Mayor confirmed that there are ongoing conversations and one does include the use of the parking lot across from Pine Shores Golf Course to help alleviate downtown parking congestion. At this time there has not been any definite action taken. Doug Touma, Jenkins Properties, representing Judy Shaune, 531 N Riverside, stated his client has vested property rights in that ingress. The site plan cannot be moved forward on vested property without the consent of Jenkins Properties and an acceptable alternative to the plan current plan. There is open communication to keep this moving forward. Nicole Wilkinson, 537 N. 2<sup>nd</sup> Street, cited concerns regarding the M-29 road diet, M-29 potential traffic back up when the Pine River bridge is in operation, increased traffic on Third street and the proposed site of the dumpsters. No action taken.

Signs -Discussion occurred on the 2 sign variance requests submitted in the Downtown Redevelopment District. Member McCartney stated the current ordinance is very clean and specific on purpose. Dave Shorkey, current code enforcement officer, reviewed the general special permit details given for banners and flags and reviewed the approved variance request that was previously submitted by War Water. To alleviate the potential overdose of Flag wind sails downtown, perhaps the Plaza Association could maintain a rotation schedule. A multi-tenant sign is also on the table however problems with the constant rotation of businesses is the plaza deems it not logical to have one at this time. The businesses who are requesting the additional temporary sign permits are all located on 3<sup>rd</sup> street. Kris Paul, War Water Brewery, reiterated the request for maintain the placement of War Water wind sails and stated it has helped with advertising his business. Council and Code enforcement will continue to monitor the amount of signs and go on a case by case basis. No action taken.

Adjourned 6:58pm

Annette Sturdy, City Clerk

Bill Cedar, Jr., Mayor