

**CITY OF ST. CLAIR
PLANNING COMMISSION MEETING
WEDNESDAY, NOVEMBER 14, 2018 - 7:00 P.M.
ST. CLAIR CITY HALL
547 N CARNEY, ST. CLAIR**

CALL TO ORDER: Chairman Terry Beier

ROLL CALL:	Chairman	Terry Beier	Council Rep	Mike Laporte
	Vice Chairman	Dan McCartney	Member	Steve Grates
	Member	Matthew Griffor	Member	Nancy Beaudua

AUDIENCE:	Eric Measel	Jim Shafran
	Carol Emerich	Denise Mead
	Kurt Mead	Morgan Mead
	Devon Dombrow	

APPROVAL OF AGENDA: Mike Laporte *made a motion to approve the agenda dated November 14, 2018. With the correction of Approval of Minutes changed from October 14, 2018 to October 10, 2018. Seconded by Steve Grates. All in favor, none opposed*

APPROVAL OF MINUTES: Dan McCartney *made a motion to approve the minutes from October 10, 2018 meeting. Seconded by Nancy Beaudua. All in favor, none opposed*

CORRESPONDENCE: None

PUBLIC HEARING: 1. **612 S. 11th Street**
74-07-780-0008-000
Request permission to operate a group day care home within an R-2, Two Family Residential District

Dan McCartney made a motion to open the public hearing Seconded by Mike Laporte. All in favor, none opposed.

Morgan Mead –I am very serious about this. I have been taking classes for nursing and have stopped to dedicate my life to operating this day care. I want to do things properly with the City, it is important to me to do it the right way.

Jim Shafran – My only real concern is the traffic. Is there going to be a fence around the back yard?

Madison Mead – Yes, I will have a fence around back.

Terry Beier - How many children will you have?

Morgan Mead – I will be licensed through the State of Michigan for twelve children. I will not have 12 children five days a week. That is my goal eventually but I will not have that many to start. To respond to your traffic concern I have families that have four children and one or two children. I feel like the maximum number of cars in the driveway will be four. Drop off time will be 7:00 a.m. to 8:00 a.m. Pick up time will be 5:00 to 6:00 p.m. I will have written in my contract that I would like parents to be aware pick up needs to be as quick as possible. Dan McCartney – This will be built as a single family home that will be built regardless. You want to operate a daycare out of a single family home.

D.J. Boulter – This is a special use under our zoning ordinance. The Michigan Enabling Act allows for 6 children without a special land use. Seven to twelve the state requires the manager or mayor signs off. Our ordinance should be changed to allow 6 children without a special land use.

Terry Beier – Are the property owners adjacent notified?

D.J. Boulter - Yes

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

NEW BUSINESS: 1. 612 S. 11th Street
74-07-780-0008-000
Request permission to operate a group day care home within an R-2, Two Family Residential District

Terry Beier – Terry read the seven standards that must be met for special approval. Terry read five items for discussion and Morgan Mead replied:

1. Number of Children – Maximum of twelve
2. Hours of operation – 7:00 a.m. to 6:00 p.m. – Monday thru Friday all year
3. Traffic pattern – I will allow one hour for drop off and pick up and in my parent contract I will make it clear it needs to be as quick as possible limited to 10 minutes. If a parent needs to talk to me they can call. I know traffic is an issue. A circular will help with traffic. My car will be in the garage.
4. Types and size of outside play equipment – I would have a normal playset like a family would have. I will do everything I can to respect the neighbors.
5. Screening from residential uses – I will be putting up a 6' high privacy fence along the back property line and sides up to the house.

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Terry Beier – What is your timeline? If we table this for thirty days will that make difference?

Denise Mead – Chris is going to build the house regardless. He is anxious to dig the basement because of the weather. He will build it for Morgan’s daycare if we know she is going to be able to operate the daycare and live there.

Paul Wade – I think if we can clarify some of the details we can move forward. This was not submitted with the thought of you moving in. If we can clarify details he can build it with what would work for a daycare. The two biggest issues are traffic which will be helped by the driveway accommodating four vehicles and privacy fencing around the rear yard.

Dan McCartney made a motion to approve a special use for 612 11th Street, Property #74-07-780-0008-000, to operate a group day care for twelve children within an R-2 Two Family Residential District with the following requirements:

Number of Children will not exceed 12.

Hours of operation are 7:00 a.m. to 6:00 p.m.

Traffic pattern – Four off street parking places are required not including the garage.

Types and Size of outside play equipment – Petitioner will submit drawing on print an area for play equipment not to exceed 20’ by 20’ area

Fence – 6’ privacy fence

No signage allowed

Provide a written operating plan and revised site plan

Providing this information will satisfy the requirements of Section 3.5.5. in our Zoning Ordinance.

Seconded by Nancy Beaudua. All in favor, none opposed.

Dan McCartney made a motion to adjourn. Supported by Mike Laporte. All in favor, none opposed.

Meeting adjourned at 7:43 p.m.