

**CITY OF ST. CLAIR
PLANNING COMMISSION MEETING
WEDNESDAY, DECEMBER 12, 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 Matthew Griffor
Secretary Nancy Beaudua
ABSENT: Member Steve Grates

Nancy Beaudua made a motion to excuse Steve Grates. Seconded by Mike Laporte. All in favor, none opposed.

AUDIENCE: Mitch Kuffa Adam Janusch John Shinske
Alice Hendershoot Richard Hendershoot Chris Brieden
Steve Sawdon Diane Ives James Ives
Butch Kindsvater Bill Cedar Leslyne Moore
Peggy Ruthven Alexandar Ruthven Hendrick Rivard

APPROVAL OF AGENDA: Mike Laporte *made a motion to approve the agenda dated December 12, 2018. Seconded by Dan McCartney. All in favor, none opposed*

APPROVAL OF MINUTES: Nancy Beaudua *made a motion to approve the minutes from the November 14, 2018 meeting. Seconded by Dan McCartney. All in favor, none opposed*

CORRESPONDENCE: None

D.J. Boulrier referenced the first item on new business would be tabled until a public hearing can be held at the January 9, 2019 meeting.

Dan McCartney made a motion to remove 132 Trumbull from the regarding parking in the right of way from tonight's agenda. Supported by Mike Laporte.

PUBLIC HEARING: 1. **678 N. Riverside**
74-07-097-0026-000
Rezoning of 678 N. Riverside from PUD, Planned Unit Development to R-1, Single family

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

Planning Commission Meeting

Page 2

December 12, 2018

Terry Beier gave a brief history regarding 678 N. Riverside.

NEW BUSINESS:

1. 678 N. Riverside

74-07-097-0026-000

Rezoning of 678 N. Riverside from PUD, Planned Unit Development to R-1, Single Family

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

Adam Janusch spoke on behalf of his father in law and referenced a letter site plan submitted by Wally Evans.

Leslyne Moore – 970 N. Riverside – There was concern when the project started when this project started that the street would change when properties were rezoned. We are a neighborhood and we do not want to become multiple family.

Diane Ives – 962 N. Riverside – We are new to St. Clair. We bought on a street that we thought was a single family street. We have improved our home and expected the single family zoning to be maintained. We have heard about the road diet and are concerned about the traffic. Adding more residence to one lot adds more traffic.

Hendrick Rivard – 730 N. Riverside – I agree with my neighbors. I have lived here 13 years and I am afraid if one house starts the next says who can't I do it and it goes on and on down the line. We live in a neighborhood and we want to maintain our homes the way they are.

Alex Ruthven – 750 N. Riverside – I have only lived here for one year. I have always thought this is one of the most beautiful parts of the county. I understand about tax revenue. I have a home in Frankfurt Michigan and there is all kinds of activity about trying to put condos on the water and fortunately that has been beat back. The condos get built just not in places where they would be a disturbance to others. This street is very beautiful until you go south and you pass the area with the Hopkins houses and there are condos stuck there between beautiful old homes. The home we are in was built in 1912. I believe strongly in preserving the beauty of our neighbor.

Steve Sawdon – 722 N. Riverside – I will simply say I agree with everyone that has spoken previously.

Adam Janusch – One of the things Wally wanted to do is keep the history of his house with the new architecture. I believe the site plan expired after one year. The PUD is what we are looking for an extension on. The Planning Commission has full control of a site plan regarding set backs, elevations and architecture. He has been speaking to the architecture regarding changing from three to two units. We are asking for an extension for the PUD. Beside the construction itself we see very little impact. We are open to a traffic study and if the DOT has requirements for the right of way for the approach. Thank you.

Planning Commission

Page 3

December 12, 2018

Chris Brieden – 700 N. Riverside – I have the contiguous property to the north. I was not aware that an extension was being asked for. As you know when we went on about this for six month before I am against this. I feel very strongly about this being single family home since it was built. The City went through all the work of reorganizing the Master Plan and rezoned the home to R1 and it should be kept that way. I did not think it should be rezoned to a PUD. The homeowner had his chance to do what he wanted to do. I think the City needs to stand up and do what is right. Zoning is very important in a small town.

Jim Ives – 962 N. Riverside – It is my impression that variances should be special and for unusual circumstances and I also think they should be for the betterment of the community. I do not see how an individual home being made into multi family is bettering that community and that area. I am definitely opposed.

Adam Janusch – Just to be clear we have Chris Brieden’s house to the north, the Evans house and to the south a two unit and four unit multiple building, across the street is a four unit. When he purchased the home it was zoned R-3 and he had the opportunity then to make it right or nine units. He never had that intent, would not think that would be good for the community.

Terry Beier read the letter the City received from Wallace and Donna Evans.

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

New Business:

1. 678 N. Riverside
74-07-097-0026-000
Rezoning of 678 N. Riverside from PUD, Planned Unit Development to R-1,
Single Family

Paul Wade – I was not a member of the Planning Commission when the PUD was put into place. I would like to be able to receive and review several things:

1. The PUD requirements as it pertains to the ordinance
2. The zoning before the rezoning was approved in 2012

Matt Griffor – I also was not a member of the Planning Commission when the rezoning took place and I would like to be more informed regarding this before I am required to vote.

Terry Beier – I think that is fair. This is an important issue for everyone and I think the Planning Commission should have 30 days to review this information.

Paul Wade – We would also have time for our consultant Dave Scurto to take a look at it from a bigger

Planning Commission

Page 4

December 12, 2018

perspective than just the request for a change now and for him to share the history before the zoning changes were made and how they affect everything and get all that information together so we can do the right thing.

Terry Beier – When this PUD was set up, at that time there was a lot of concern from the neighbors to the north that the expansion into a two family or three family could progress north. It went to a PUD zoning so the City can control that. The City can set up guidelines and restrictions when it is dealing with PUD's.

Dan McCartney – The other thing that is worth noting is that we cannot meet as a group and discuss this prior to this meeting. This is the first time we have gotten together. The people that were not on this committee when the zoning was done, this is the first they have heard of this.

Chris Brieden – This property was R-3. The City did a Master Plan and they told me how hard this was and how much time it took and how they wanted to stand by their master plan. This was zoned R-1. Then the homeowner came in and said I want to change this to multiple family homes. The City rezoned it to be R-1 and that is the way it should be left.

Terry Beier – We are going to need some time to evaluate this. It is an unusual situation. The property owner does not want this rezoned. We have received your comments.

Leslyne Moore – I do not know the historical feeling was of council why multiple family was allowed but it does not enhance our street. I think Riverside is our showcase and this opens it up to more.

Paul Wade made a motion to table this. Mike Laporte supported. All in favor, none opposed.

Terry Beier – We will be talking about this at meetings in the future. We will give a recommendation to City Council. They have the final vote on this.

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

made a motion to adjourn. Supported by . All in favor, none opposed.

Meeting adjourned at 7:43 p.m.