

**CITY OF ST CLAIR
PLANNING COMMISSION MEETING
WEDNESDAY, JUL 08, 2020 – 7:00 P.M.
ST CLAIR CITY HALL
547 N. CARNEY**

CALL TO ORDER: Chairman Terry Beier called the meeting to order at 7:00 pm.

ROLL CALL:

Chairman	Terry Beier	Vice-Chair	Dan McCartney
Council Rep	Mike Laporte	Member	Nancy Beaudua
Member	Steve Grates	Member	Paul Wade
Member	Matthew Griffor		

ABSENT: Matthew Griffor

Nancy Beaudua made a motion to excuse Matthew Griffor. Supported by Mike LaPorte. All in favor, none opposed.

APPROVAL OF AGENDA: *Mike LaPorte made a motion to approve the Agenda. Supported by Nancy Beaudua. All in favor, none opposed.*

APPROVAL OF MINUTES: *Dan McCartney made a motion to approve the Minutes from the December 11, 2019 meeting. Supported by Mike LaPorte. All in favor, none opposed.*

- *Dee Boulier – We will be getting an update on the Master Plan shortly. They have been off due to the COVID pandemic.*

ELECTION OF OFFICERS: *Mike LaPorte made a motion to re-elect the Officers as stand. Paul Wade supported. All in favor, none opposed.*

- *Chairperson – Terry Beier*
- *Vice Chair – Dan McCartney*
- *Secretary – Nancy Beaudua*

CORRESPONDENCE: None

PUBLIC HEARING: None

OLD BUSINESS: None

NEW BUSINESS: Site Plan Review
1601 Oakland Ave
74-07-435-0016-000
Dan Lockwood

Terry Beier – *Welcome Mr. Dan Lockwood.*

Dan Lockwood – *I live at 1605 Oakland and the property we are talking about is the property to the north of me, 1601 Oakland. I have owned that property for over 20 years. I have hired a licensed landscape architect and she wants to make sure there are no zoning issues.*

We are wanting to put a patio down by the dock. We are wanting to put something up to shade that area. We decided not to plant a tree as that could block the neighbors view. We have decided to put up some pergola and Dee has been back and forth on this on whether we needed to do a public hearing. It was decided that I just needed to come before the Planning Commission and have it reviewed.

I have given you letters of support from two of the three people that received letters. The third person is not opposed to it. As Dee will probably tell you, the roof of the pergola might get to the bottom of the neighbor's deck. They probably won't even see it.

Dan McCartney – *Your property slopes down there anyway right? I also noticed that the neighbors to the north of you have a great big tree off of the corner of their house.*

Dan Lockwood – Yes.

Terry Beier – *Is that structure going to be right next to the current boardwalk?*

Dan Lockwood – *I believe it will be back a little. All I have seen are the sketches. I haven't seen any final site plan drawings.*

Terry Beier – *And the height of it is going to be approximately 10 feet. As Dee said in his summary, Section 5.28.2, requires the Commission to review this. As it states, not unreasonably impair the access of the adjacent dwellings to light and air or a view of the river.*

Dee Boulier – *The picture that I shared with you doesn't show you the grade of the property. There is about a 6' difference in grade from the seawall to the top of the hill. The top of the pergola will not be sticking up due to the grade. I don't have any problems with this structure. Originally, I had thought this might have to be a public hearing. After talking with Dave Scurto, he said that all we needed to do was a courtesy letter to Dan's immediate neighbors.*

Terry Beier – *We have copies of the letters showing acceptance of the structure from 1559 Oakland and 1609 Oakland.*

Dan McCartney – *I went and looked at it and I don't see this being an issue at all.*

Mike LaPorte made a motion to approve, supported by Nancy Beaudua.

Paul Wade – *The only question I have is, because there are two parcels, does the structure go towards the parcel his house is on? Or if Dan were to sell, is the structure attached to the vacant property?*

Dee Boulier – *The structure would be on the vacant lot.*

Mike LaPorte – *I will change my motion to approve to reflect approval to build the structure on property #74-07-0435-0016-000. Supported by Nancy Beaudua. All in favor, none opposed.*

Terry Beier – *What else is new in the City?*

Dee Boulier – *We have had a couple of interested parties in the Industrial Park. Were hoping to have heard from one by now.*

The Assisted Living is shut down for now. St. Clair Inn is shut down.

My question to you is how long do we let the structure on the west side of the

street stay before we make them take it down?

Dan McCartney – I don't think it should be much longer. I don't know why we haven't made them repair the sidewalks yet. Sidewalks on Riverside and Vine Street both need repairing. When construction was happening, it was understood. Now that work has stalled/stopped they should fix the sidewalks.

Dee Boulier – I did tell them that the Temporary Certificate of Occupancy will expire at the end of July and I do not plan on renewing it.

Dan McCartney made a motion to adjourn, Mike LaPorte supported. All in favor, none opposed.

Meeting adjourned at 7:45 p.m.