

**CITY OF ST CLAIR
PLANNING COMMISSION MEETING
WEDNESDAY, NOV 13, 2019 – 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: Paul Wade

Nancy Beaudua made a motion to excuse Paul Wade. Supported by Mike Laporte. All in favor, none opposed.

AUDIENCE: Jim Bier – Sign Ordinance Committee

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

APPROVAL OF MINUTES: *Mike Laporte made a motion to approve the Minutes from the October 16, 2019 meeting. Supported by Nancy Beaudua. All in favor, none opposed.*

CORRESPONDENCE: Air BNB, Bed & Breakfast Ordinance Review

Air BNB/Bed & Breakfasts Ordinance has been questioned by Dan Lockwood as something we should start considering.

Dee Boulier – House at Witherell & Ninth Street has been looked at as a potential Bed & Breakfast. The potential buyer was told that Bed & Breakfast need to be in an R3. I think that we should get these requests in as a Special Use in an R1, R2 District provided the lot is large enough for the additional parking.

I have had people call and ask about an Air BNB. Our zoning doesn't cover this. It is probably time we should start looking at this. Maybe after the first of the year when we don't have a lot going on.

PUBLIC HEARING: None

NEW BUSINESS: None

OLD BUSINESS: Sign Regulations Ordinance
Section 6.4, Version 4

Terry Beier – We over quite a bit of the Sign Regulations Ordinance during our September meeting and got through a lot of it. Jim Bier is here tonight to help us get through the rest of it.

Jim Bier – Thank you for having me tonight. We will start at 6.6.1. Continued discussion regarding the cross-street banners. We should be getting the poles as soon as possible. Annette is making contact with DTE to get confirmation on the poles. The poles will be erected on Clinton Avenue. Banners will be up at a two-week minimum per event and need to come down within 48 hours of an event. When an event isn't taking place a generic City Banner will be displayed.

Mike Laporte – I like the signs across the street. It does bring attention to what is happening in town.

Jim Bier – Continuing with 6.5.9.A we will need to change the phrasing from minimum to maximum of 21 days. If the City were to put up a generic sign is this something we need to put in the ordinance?

Dee Boulier – Who will be responsible for putting up these signs and taking them down? You will have to limit the timing based on the event.

Jim Bier – When a permit is issued the time frame will be established.

Dan McCartney – Being that the City is in charge of putting up and taking down the signs, they have full control of it.

Mike Laporte – Should the City be responsible to pay for this? Or should it be the Vendor who is advertising the event pay for this?

Jim Bier – That needs to be decided but it isn't an ordinance type of issue.

Dan McCartney – I like what Jim is suggesting. Let him clean up the language and we just give him our approval to move forward.

Jim Bier – Prohibited signs. We tried to roll some of the wording from Section 8, The Downtown District, into this ordinance to make it consistent. *(Jim continued reviewing changes that came in from Jim Downing and changes made by the Sign Committee).*

Dee Boulier – Wind sail signs are now allowed as a temporary sign. I would like to see them eliminated altogether.

Jim Bier – The committee has allowed them. In Section 6.4.7B wind sails are allowed as temporary not to exceed 45 days in a one-year period in 3-15 days increments. We saw so many people using them and wanted to leave that option in the ordinance.

Steve Grates – There were a few of us on the Sign Committee that were for it. We felt it was good advertising for those businesses who were off the road.

Jim Bier – The Verizon store is a great example of how well the wind sail signs worked for them. They came in with statistics showing the impact of when they utilized the wind sails and when they didn't have them.

Mike Laporte – I was one who argued against it because of Riverview Plaza. There are currently 24 businesses in the Plaza. At any given time, you could have a minimum of 24 wind sails up and down the Riverside Avenue.

Dee Boulier – What do you do when everyone in the mall is 201 N. Riverside Avenue. If one business owner claims his address is 201, he could put up 30 signs. If all 24 businesses wanted to do this, there could be 800 wind sails.

Jim Bier – Look at the wording, “The building official or designee shall determine the total number of temporary, special event signs allowed based on the total of building footage”.

Dan McCartney – The answer to your dilemma with 201 N. Riverside, it is one address so you could look at “b”, you could only have one.

Terry Beier – Let’s leave it like it is.

Jim Bier – We merged uniformly in all districts the requirements for temporary signage. *(Jim continued reviewing changes in the ordinance, see attached minutes from Jim Bier.)*

Dan McCartney – We are not approving this ordinance to pass on tonight?

Jim Bier – No, it will go to Jim Downey then it should come back to the Planning Commission for final review. At that point, Planning will send it on to Council.

Jim Downey is going to review it on the legal aspects. There shouldn’t be any big issues with Downey.

Jim Bier – If the changes are minor, and I fix up the language, I will just highlight them and send to Terry Beier. Then we will have a meeting just to make a motion to send to Council.

Dan McCartney – I would like to praise the Signing Committee for all of their hard work in getting this accomplished.

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

Meeting adjourned at 8:20 p.m.