

**CITY OF ST CLAIR
PLANNING COMMISSION MEETING
WEDNESDAY, JANUARY 12, 2022 – 7:00 P.M.
547 N. CARNEY DRIVE – COUNCIL CHAMBERS**

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: Dan McCartney and Matthew Griffor
Nancy Beaudua made a motion to excuse Dan McCartney and Matthew Griffor. Supported by Mike Laporte.

AUDIENCE: Luke Marion

APPROVAL OF AGENDA: *Mike Laporte made a motion to approve tonight’s agenda as presented. Supported by Nancy Beaudua. All in favor, none opposed.*

APPROVAL OF MINUTES: *Nancy Beaudua made a motion to approve the Minutes from the December 8, 2021 meeting as presented. Supported by Steve Grates. All in favor, none opposed.*

ELECTION OF OFFICERS: Terry Beier – Chairman; Dan McCartney – Vice Chair;
Nancy Beaudua – Secretary.

Paul Wade made a motion to keep the current officers as is for the next year; supported by Mike Laporte. All in favor, none opposed.

CORRESPONDENCE: None

PUBLIC HEARING: Ordinance No. 2022-01
Appendix B, Article 3, Section 3.6
Add Subsection 3.6.6 – Conditional Rezoning

Nancy Beaudua made the motion to open the public hearing, supported by Paul Wade.

Terry Beier – Is there anyone in the audience that would like to talk on the subject, voice concerns or hear more of what this ordinance is? Please come to the podium state your name and address for the record.

Luke Marion – 613 Lomasney Lane, Marysville. I am the new owner of Angler’s Outfitters. I came to this meeting because I didn’t want to miss anything or if you had any questions for me. It is to my understanding that Angler’s is zoned residentially although the building itself has been used commercially for probably 60 or 70 years. I am here to hope to keep that a commercial building.

My wife and I we started our business in 2011, currently located in Port Huron. We employ almost 20 people and plan to employee 30 people in this new location. I would like to bring this business to St Clair. I was born and raised in St Clair, up on “*snob hill*”, my dad is John Marion.

I just want to bring our business back to St Clair because I feel that there is, not only an economic potential, but also the building is a great fit for us. We run a clean ship and we feel it would be something good for the community, not something people would complain about.

Terry Beier – Ok, Thank you. If there is nothing else, can I get a motion to close the public hearing?

Mike Laporte made a motion to close the public hearing, supported by Nancy Beaudua. All in favor, none opposed.

NEW BUSINESS (1) **Ordinance No. 2022-01**
Appendix B, Article 3, Section 3.6
Add Subsection 3.6.6 – Conditional Rezoning

Warren Rothe – I will do a quick summary about how we got here. As a reminder we have been talking about conditional rezoning for the past few months. We had an original ordinance draft last month in December. There were some questions and comments by members of the planning commission. We did have a meeting with Dave Scurto, Paul Wade, Dee Boulter and myself where we talked through the questions, talked through the approaches.

This ordinance has been reviewed by Dave Scurto, as well as Jim Downey. They both think this is a really good tool for our community. Especially if you consider that people can apply with conditions already, so it is best to have a process in place to help guide the applicant and the decision-making bodies, planning commission and city council, in the event that somebody comes our way with a conditional rezoning request.

One of the requirements we stipulated in this ordinance is that the applicant shall schedule a pre-application meeting with the City Superintendent, the Zoning Administrator, or their designees to go over the concept so we can start to talk to some of the conditions ahead of time with the applicant.

The only other change we made to the original ordinance was the verbiage that stated any recommended changes of conditions from council would then have to go back to planning

commission for another approval. We have taken that out and stream lined it. So that means that if at any point during the process, if planning commission or city council wants to see changes, we don't have to keep going back and forth and holding additional public hearings. This does align with our current rezoning where we only have to hold one public hearing before your recommendation to council is made.

This is essentially the same process: it starts with the planning commission and a recommendation is sent to council. Council can approve your recommendation or reject your recommendation. The only difference is that there are written conditions that are incorporated in to the Conditional Rezoning Agreement which is a legally binding document. This agreement runs with the land and is binding on any and all owners, both current and future owners.

I think this is a good ordinance for the city and I would be happy to answer any questions.

Terry Beier – Ok, thank you. The one question I do have is can we as a planning commission, as part of the conditional rezoning request information on what the particular building or site would look like?

Warren Rothe – I am not sure for the sake of a rezoning application you can require this. I highly doubt that anybody would come forth with a request without some knowledge of what the end project would look like.

Another thing to keep in mind is that even if a property is rezoned, often times what they have along with the original conditional rezoning request is a site plan. They can get them both looked at during the same meeting. This does not replace the need for site plan review.

Mike Laporte – So would there be a concept drawing of what they are wanting to do with the conditional rezoning?

Warren Rothe – I think it would be reasonable to ask for a preliminary drawing but it wouldn't be a requirement.

I would personally like to thank member Wade for his assistance in doing a review of this Conditional Rezoning Ordinance. It was a really good experience and I think we have a stronger ordinance because of your involvement.

Terry Beier – Are there any more questions? If there are no further questions, can I get a recommendation to send this onto council?

Warren Rothe – The timeline for this is if it is approved tonight, it will go to council Monday night for introduction, and adopted and in affect by council on February 7, 2022. The earliest that you would possibly see a request come your way would be at your March 2022 meeting.

Terry Beier – This has come about as a result of finding out that this type of rezoning request is allowed per State statute. We are hoping to have some type of guideline in the ordinance to help this go along smoothly.

Mike Laporte made a motion to recommend to council, supported by Nancy Beaudua. All in favor, none opposed.

Nancy Beaudua made a motion to adjourn, supported by Steve Grates. All in favor, none opposed.

Meeting Adjourned 7:20 pm.