**CITY OF ST CLAIR**

**PLANNING COMMISSION MEETING**

**WEDNESDAY, OCTOBER 12, 2022 – 7:00 P.M.**

**547 N. CARNEY DRIVE – COUNCIL CHAMBERS**

**CALL TO ORDER:** Chair Terry Beier called the meeting to order at 7:07 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. All in favor, none opposed.*

**APPROVAL OF AGENDA:** *Mike Laporte made a motion to approved the agenda, supported by Nancy Beaudua. All in favor, none opposed.*

**APPROVAL OF MINUTES:** *Nancy Beaudua made a motion to approve the minutes of September 14, 2022 as presented, supported by Paul Wade. All in favor, none opposed.*

**CORRESPONDENCE**: None

**PUBLIC HEARING:**None

**SITE PLAN REVIEW:** Magna Electric Vehicle Structure

 1811 Range

 74-07-019-4009-001

Michael Motte – PEA Group representing the Magna Project. We are looking for a modification to the site plan which was approved last month. Previously we had the parking all to the south of the building. As we started looking at it, we realized that some of the associates would be walking about a third of a mile before they even got to their work stations.

We worked with the County Road Commission to create a new truck entrance, moving it further to the north, which would allow us to move some employee parking to the north of the building. With the changes we will be adding a center turn land on Range Road. The road commission was satisfied with what we proposed. The modification is basically moving the parking from the south to the northside and adding an employee entrance.

Dee Boulier – The road commission is on board with these changes.

Paul Wade – I assume that you revisited the detention pond to the north since you are adding the additional parking?

Michael Motte – When we sized this, it was a potential expansion area for the future so we had already sized the detention pond to account for that.

Paul Wade – Adding that entrance, now makes three entrances off of Range.

Dee Boulier – We had a meeting on October 11, 2022 with the St Clair Industrial Park Committee and the third entrance was approved.

Paul Wade – Will the berm that goes up along Range Road continue and wrap around the north side?

Michael Motte – Yes, we will continue the berm and wrap it around. We plan to put in a drainage swale along the northside so we don’t have drainage going into the neighbor’s property. We will landscape the parking lot so that will be up to code as well.

Dee Boulier – Will they access the substation off of the truck drive?

Virgil Houdesheldt – We had a meeting with DTE regarding the access to the substation and they are ok with using the track lanes.

Paul Wade – I just want to make sure that this is well screened for the property to the north.

Chris Jurroshek – The substation has been moved back and it will be screened.

Paul Wade – Will the substation be dedicated to Magna?

Chris Jurroshek – Dedicated to Magna.

**NEW BUSINESS**: Amend September 14, 2022 approved site plan

 Magna Electric Vehicle Structure

 1811 Range

 74-07-019-4009-001

*Mike Laporte made a motion to amend the site plan, dated October 5, 2022, from the previously approved site plan from the September 14, 2022 Planning Commission meeting. Paul Wade supported. All in favor, none opposed.*

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

Meeting adjourned 7:20 pm.