

**CITY OF ST CLAIR
PLANNING COMMISSION MEETING
WEDNESDAY, JANUARY 11, 2023 – 7:00 P.M.
547 N. CARNEY DRIVE – COUNCIL CHAMBERS**

CALL TO ORDER: Chair 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: Steve Grates and Dan McCartney.

Nancy Beaudua made a motion to excuse Steve Grates and Dan McCartney, supported by Mike Laporte. All in favor none opposed.

APPROVAL OF AGENDA: *Mike Laporte made a motion to approve the agenda with the modification of adding Election of Officers, supported by Nancy Beaudua. All in favor, none opposed*

ELECTION OF OFFICERS: Terry Beier asked for nominations for Chair, Vice Chair and Secretary.

Paul Wade made a motion to continue with the current officers, if they are willing. Supported by Mike Laporte. All in favor, none opposed.

Chairman:	Terry Beier
Vice Chair:	Dan McCartney
Secretary:	Nancy Beaudua

APPROVAL OF MINUTES: *Nancy Beaudua made a motion to approve the December 14, 2022 meeting minutes as presented, supported by Matthew Griffor. All in favor, none opposed.*

SITE PLAN REVIEW: Belle Maison – Meadowlands Development, LLC
N. Carney Drive
74-07-053-0025-000

Terry Beier – As you will recall this was approved for a PUD and a preliminary site plan review. Tonight we are here for a final site plan approval. We have a review from the City Planner as well as AEW, our City Engineers. Does the petitioner have anything they would like to add?

Phil Porte – We are just here to answer any questions you may have.

Terry Beier – Dave’s review dated January 4th, 2023 just mentioned a couple of things that he wanted the title block on the drawing to reflect that this is the final zoning plan. As you recall we had a couple of landscaping questions: 1) the berm on the southside of the property and 2) the landscaping plan with the dimensions of the material that would be used.

We have discussed the berm on the southside of the property and have determined that it would not be necessary. It would only impede the drainage. The landscape material has been reviewed and everything meets the ordinance requirements.

The entry sign is described and the placement of that can be verified by the building department at the time of installation. The sign will be located outside of the triangular area.

The last thing was the exterior of the building. We had to review the elevation and building materials for the exterior of the buildings. Which is all we have left for our consideration. Any questions?

Paul Wade – I just wanted to ask about the Carney Drive frontage, is that a berm or landscaping?

Phil Porte – Landscaping.

Paul Wade – I also want to clear up the signage. The sign states that it is a private drive. The description states it is a 60' public right of way across that drive. Is it a private drive? During the meeting with Council, they asked if it could be a private drive.

Greg Pieprzak – At the Council meeting, we had said that we could consider it. Our preference is to go with a public road.

Phil Porte – The sign was a mistake; it was taken off of a different print and should have stated that it was a public road. This road fits all requirements of a public road. The developers would like it to be a public road.

Mike Laporte – I believe I had asked that question during the council meeting because of road maintenance in the city with paving and repaving the streets. I don't remember the decision of whether it be private or public.

Terry Beier – The was also pointed on the write up from Anderson, Eckstein & Westrick, dated January 5th. They were asking for clarification also.

Dee Boulter – I would also like to address the sanitary leads that are in the cul de sac. I would think that if this is a public street we wouldn't want them in the street. Would you be willing to move those so that they are in the greenbelt off the street?

Greg Pieprzak – Those could be moved out of the paved area.

Paul Wade – I look across the street with the open ditches. You only have a small section in front. Instead of a culvert could you just put a yard catch basin in that spot north of the driveway and structure it in to eliminate the ditch?

Terry Beier – Ok, that is all that the engineers had. It sounds like if the taps can be moved outside of the right-of-way and the drainage modification that we just talked about I believe everything else is in order. The engineer also states that "upon site plan approval, the petitioner will be required to obtain engineering plan approval through their office prior to starting construction".

Paul Wade – From the plans that have been submitted I believe these will be nice looking units. I think they will fit in there really nice.

Paul Wade made a motion to approve final site plan contingent upon the changes we have discussed tonight: removing the sanitary taps out of the roadway and the drainage ditch correction, and that they show up on the engineering plan for there approval. Also, to clean up the sign so that it states a public road. Supported by Mike Laporte. All in favor, none opposed.

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

Meeting adjourned 7:30 pm.