

**CITY OF ST CLAIR
PLANNING COMMISSION MEETING
WEDNESDAY, May 10, 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: None

APPROVAL OF AGENDA: *Mike Laporte made a motion to approve the amended agenda adding discussion on the Riverbank Theater, supported by Nancy Beaudua. All in favor, none opposed*

APPROVAL OF MINUTES: *Nancy Beaudua made a motion to approve the April 12, 2023 meeting minutes as presented, supported by Matthew Griffor. All in favor, none opposed.*

CORRESPONDENCE: St Clair County – Metropolitan Planning Commission Workshop

If any members are interested in attending this workshop, please let Jen know so that she can get you registered.

SITE PLAN REVIEW: BSB Sales
303 N Third
74-07-700-0011-000

Terry went through Dave Scurto's site plan review. Areas to address for the floor plan and elevations are the Mulberry Street façade transparency, window frame material and porch depth. All members of the Planning Commission have agreed that there are no issues with what has been presented.

Off-Street parking and loading – space dimensions meet the standards one item to look at is the parking space on Mulberry Street. Paul Wade did a revised layout of the parking – go to one way drive angled parking. This suggested layout provides for handicapped parking. It also allows ample parking and meets the ordinance. Seven spaces are required and this layout gives them seven spots.

The applicant will need to get a licensing agreement from the city to be have the one parking spot in the right of way.

Dan McCartney stated that there is a concern is that there is no protection of the pedestrians entering and exiting the building. Bollards could be used at each entry would be adequate protection.

The applicant will need to place two guard posts at each door and also at the gas posts if the gas meter doesn't get moved as well as striping the area in front of the doors.

Landscaping amenities on the Mulberry Street landscaping – Dan McCartney commented that he doesn't feel that extra landscaping needed. The back of the property has a privacy fence already existing, plus they are in a berm which would block the lights of the cars pulling in and out. Once the landscaping comes out on the north side, the applicant will need to do something there.

The applicant to landscape on the southside of the building as well as the north corner.

The site plan is not showing any dumpster enclosures. What is your plan for this?

The applicant will put in a 4x6 vinyl 6' tall enclosure on the northwest side of the parking lot.

All external equipment must be screened.

The air conditioning units will be placed on the southside of the building and will be screened with landscaping.

All recommendations have been addressed. Matt Griffor made a motion to approve with the following conditions:

- *60 degree one way angled parking*
- *No arborvitaes on the west side of property*
- *6 x 4 foot vinyl garbage can enclosure to be 6' tall*
- *Screening around the air conditioners*
- *Driveway to be striped, two guard posts to be placed at each door*
- *Down lighting on the west side*
- *Landscaping plan must be submitted and approved by the Planning Commission for final site plan approval.*

Supported by Dan McCartney. All in favor, none opposed

NEW BUSINESS: BSB Sales
 303 N Third
 74-07-700-0011-000

The applicant to get Dee Boulier a new drawing showing the above-mentioned contingencies along with a landscape plan.

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

Meeting adjourned 7:45 pm.