

**CITY OF ST CLAIR, MICHIGAN  
REGULAR COUNCIL MEETING MINUTES  
MONDAY, JULY 3, 2023- 7:00 P.M.**

**Meeting Called to Order** at 7:00pm by Mayor Cedar in the Council Chambers of the Municipal Building, 547 N. Carney Drive, St. Clair, Michigan, 48079.

**PLEDGE OF ALLEGIANCE** was recited.

PRESENT: Mayor Cedar, Members Gottler, Kuffa, Watt

ABSENT: Member Volz, Paul, and Laporte (all excused)

ADMINISTRATION: Quentin Bishop, City Superintendent; Morgan Hustek, Deputy Clerk

AUDIENCE: There were 4 people in attendance.

**CONSENT AGENDA-** Kuffa moved, Gottler seconded, CARRIED, to approve Consent Agenda items A., B., C. and D as presented.

- A. City Council Minutes of June 19, 2023 Regular & Closed meetings: Approved
- B. Planning Commission Minutes of May 10, 2023 Meeting: Received
- C. Housing Commission Minutes of May 16, 2023 Meeting: Received
- D. Zoning Board of Appeals Minutes of May 17, 2023 Meeting: Received

**ORDINANCES AND RESOLUTIONS**

Ordinance Introduction (2023-01) Zoning Purpose- AN ORDINANCE OF THE CITY OF ST. CLAIR, ST. CLAIR COUNTY, MICHIGAN TO AMEND APPENDIX B OF THE CITY'S CODE OF ORDINANCES "ZONING," ARTICLE 1 "TITLE, PURPOSE, CONSTRUCTION, RULES APPLYING TO TEXT AND ENABLING AUTHORITY" BY REVISING SECTIONS 1.2 "PURPOSE," 1.3 "CONSTRUCTION," AND 1.6 "ENABLING AUTHORITY." THE CITY OF ST. CLAIR ORDAINS:  
**SECTION 1. AMENDMENT.** Appendix B, Article 1, Sections 1.2, 1.3, and 1.6 of the City Code of Ordinances is hereby amended to read as follows:  
APPENDIX B.—ZONING ARTICLE 1.— TITLE, PURPOSE, CONSTRUCTION, RULES APPLYING TO TEXT AND ENABLING AUTHORITY. SECTION 1.2—PURPOSE. The purpose of this Ordinance is to regulate the development and use of land; to provide for the adoption of zoning ordinances; to prescribe the powers and duties of certain City officials; to provide for the assessment and collection of fees; and to prescribe penalties and provide remedies pursuant to the authority set forth in Section 1.6. It seeks to promote the public health, safety, and general welfare of the City; protecting the character and stability of neighborhoods; to encourage the use of lands in accordance with their character, relationships, and adaptability; and to limit the improper use of land; to avoid the overcrowding of population; to provide adequate light and air; to lessen congestion on the public roads and streets; to reduce hazards to life and property; to facilitate adequate provision of water supply and sewage disposal, education, recreation, and other public improvements; and to conserve the expenditure of funds for public improvements and services to conform with the most advantageous uses of land, resources, and properties, and with reasonable consideration to the character of each district, its peculiar suitability for particular uses, the conservation of natural resources, and the general and appropriate trend and character of land, building, and population development, as studied and recommended within the Master Plan adopted by the City's Planning Commission and endorsed by the City Council.

The zoning districts and regulations established herein have been constructed in accordance with a general plan for the physical development of the City and its surrounding land area. The City's Master Plan provides thoroughly considered objectives for the sound and orderly development of the City. SECTION 1.3—CONSTRUCTION. This Ordinance shall be liberally construed in such manner as to best effectuate its purpose. In interpreting and applying its provisions, this Ordinance's requirements shall establish a minimum basis for the promotion of the public health, safety, convenience, comfort, prosperity and general welfare and shall resolve any conflicts with private restrictions placed on property. Where any condition imposed by any provision of this Ordinance upon the use of any lot, building, or structure is either more restrictive or less restrictive than any comparable condition imposed by any other provision of this Ordinance, or by the provision of an ordinance adopted under any other law, the provision which is more restrictive or which imposes a higher standard or requirement shall govern.

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Kuffa moved, Gottler seconded, CARRIED, to introduce Ordinance (2023-01) as presented.

Ayes: Watt, Gottler, Kuffa, Cedar

Nays: None

**Resolution (23-26) CBH Special Assessment Roll- A RESOLUTION ACCEPTING AND CERTIFYING THE SPECIAL ASSESSMENT ROLL FILED BY THE ASSESSOR ON CHRISTIAN B HAAS AND THE PORTION OF JORDAN CREEK DRIVE IN THE INDUSTRIAL PARK; SCHEDULING A PUBLIC HEARING FOR JULY 17, 2023, AT 7:00 P.M. ON OBJECTIONS TO SAME; DIRECTING THE CLERK TO PUBLISH NOTICE OF THE PUBLIC HEARING IN A NEWSPAPER OF LOCAL CIRCULATION AND TO MAIL NOTICE, BY FIRST-CLASS MAIL, TO ALL INTERESTED PERSONS IN THE PROPERTY TO BE SPECIALLY ASSESSED; REQUIRING ANY OBJECTIONS MADE BY INTERESTED PERSONS TO BE IN WRITING; AND DIRECTING THE ASSESSOR TO APPEAR AT THE PUBLIC HEARING. A RESOLUTION** of the City Council of the City of St. Clair adopted at a regular meeting of said Council held at City Hall located at 547 N. Carney Drive, St. Clair, Michigan, on the 3<sup>rd</sup> day of July, 2023 at 7:00 PM. WHEREAS, the City Council has previously instructed the Assessor to prepare a special assessment roll pursuant to Code Section 46-10 in furtherance of its determination to levy a special assessment on all properties on Christian B Haas and Jordan Creek Drive in the Industrial Park for a road and infrastructure improvement project; and WHEREAS, the Assessor has completed said special assessment roll and filed it with the City Clerk for presentation to City Council for its review and certification pursuant to Code Section 46-11; and WHEREAS, the City Council has reviewed the special assessment roll and confirms its completeness and accuracy; NOW, THEREFORE, it is hereby RESOLVED by the City Council of St. Clair, County of St. Clair, State of Michigan, as follows: 1. That City of St. Clair City Council accepts the special assessment roll prepared by the Assessor; certifies its completeness and accuracy; and orders it filed in the office of the City Clerk for public examination. 2. That a public hearing on any objections to the special assessment roll shall be scheduled for Monday, July 17, 2023 at 7:00 p.m. pursuant to Code Section 46-12. 3. That the City Clerk shall publish notice in a newspaper circulated within the City; and mail notice, by first-class mail, to each owner of or person in interest to the property to be specially assessed; of the public hearing for the purpose of affording an opportunity for interested persons to be heard on their objections to the special assessments levied against their property. 4. That the notice of publication referenced in Paragraph 3 shall be made at least seven (7) full days before July 17, 2023, and the notices of first-class mailing in Paragraph 3 shall be made at least ten (10) days before July 17, 2023. 5. Objections of interested parties to the special assessment roll shall be in writing as required by Code Section 46-12. 6. The Assessor shall appear at the public hearing to answer any questions and assist City Council in resolving any objections presented.

Kuffa moved, Gottler seconded, CARRIED, to adopt Resolution (23-26) as presented.

Ayes: Kuffa, Watt, Gotter, Cedar

Nays: None

**RESOLUTION DECLARED ADOPTED**

Kuffa Motioned, Gottler seconded, CARRIED, to schedule public hearing July 17, 7:00pm.

## **REPORTS FROM ADMINISTRATION**

**City Superintendent** – Report heard on Water Treatment Plant single bid received & funding sources. Kuffa moved, Gottler seconded, CARRIED, to continue negotiating the bid & to move forward. Administrative directed to confer with legal if it needs to be rebid.

**City Attorney**- None

**City Departments**- None

**Authority, Board, Commission, Committee Chairman or Council Representative-**

Report heard from Council Representative Gottler on the Hillside Cemetery Beautification Decorative Urn program.

**UNFINISHED BUSINESS** -None

**NEW BUSINESS** - None

**CLAIMS AND ACCOUNTS** – June 26 & June 28, 2023

Check register listing the bills for the period ending June 26, 2023 (check numbers 57075-57119) in the amount of \$398,326.51 and for the period ending June 28, 2023 (check numbers 57120-57166) in the amount of \$107,123.10 were presented for Council review.

Kuffa moved, Gottler seconded, CARRIED, to approve payments of June 26 & June 28, 2023 Claims and Accounts as presented.

**PUBLIC QUESTIONS AND COMMENTS** – Comments heard from D. Chitwood, on needed sidewalk repair on Goffe and better lawn care along his fence line and cemetery.

**MAYOR AND COUNCILMEMBER COMMENTS AND ANNOUNCEMENTS** – City Offices closed 7/4/23. Garbage will be delayed by one day this week. Special events: Fireworks display 7/4/23; Kids Garage Sale 7/6/23; River Classic Car Show 7/8/23; Outdoor Movie night 7/10/23; St. Clair Garden Club Garden Walk 7/15/23. Details can be found at [stclairontheriver.com](http://stclairontheriver.com) or [stclairrec.com](http://stclairrec.com)

**ADJOURNMENT** at 7:22pm.

Annette Sturdy, City Clerk

Bill Cedar, Jr., Mayor