

ST. CLAIR TOWNSHIP
1539 S. Bartlett Rd. St. Clair, MI 48079
Phone (810) 329-9042 Fax (810) 329-1198
www.stclairtp.org

ST. CLAIR TOWNSHIP PLANNING COMMISSION
September 14, 2017
7:00 P.M.

Meeting called to order at 7:00 p.m.

Pledge of Allegiance to the Flag

Roll Call: Present: Short, Chopp, Acciavatti, Ameel, Hunter, Howard, Boeck & Knight. Absent (Excused) Vermeesch. Also present Building Official Bayly.

Motion by Chopp to approve agenda as submitted. Seconded by Boeck. Motion carried unanimously.

Motion by Ameel to approve the August 10, 2017 meeting minutes as presented. Seconded by Howard. Motion carried unanimously.

Public Hearing opened at 7:03 pm: 2140 Hurst 74-30-026-1003-100 Special Use Request for 5 horses on 5 acres.

Tom Poirier of 2140 Hurst stated he is requesting to keep 5 horses on his property. He has 4 daughters that ride and a grandchild that will be riding shortly. Riding horses is a lifestyle for his family and he would like to keep the horses at his property.

Boeck asked how long the horses have been stabled at his house. Poirier stated since March 2017.

Ameel questioned nearness of manure pile to the drainage ditch and how manure pile would be managed for the five horses and how often would it be disposed of. Poirier stated that if there was a problem with the location of the manure pile there is a company he can contact that would give him a dumpster with removal once a month.

Ameel stated that the adoption of section 6.12 conflicts with section 5.4.15 of the Zoning Ordinance. 5.4.15 should have been rescinded or reworded to meet intent of 6.12 when it was adopted.

Short asked Poirier if they were going to board horses and Poirier stated absolutely not.

Short asked if the barn was set up for horses at the time he bought the home. Poirier stated the building was there, but he has since set up the building to accommodate the horses.

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Knicht asked if they were looking for a total of 5 horses only and Poirier stated that was correct.

T. Emerich of 2166 Hurst stated he lives on the south side of the Poiriers' property. He had previously put in a complaint when the Poiriers had 6 horses. The smell was terrible. He stated now that they only have 2 horses he does not have a problem with that, but they also have two pigs which takes the place of 2 of the horses. He stated that he is against giving him any type of special use.

Poirier stated they do have two pigs but they are up for sale. He also stated he has done everything he can to minimize the odor.

L. Emerich of 2166 Hurst stated the smell was terrible when they had 6 horses. Also concerned with condition of fencing & its ability to contain the animals. They have had trouble with the horses and the pigs getting into their yard.

S. Schmid of 2180 Hurst concerned about odor. Questioned maximum number of horses allowed and how that is determined. She also stated the horses have been in her yard as well.

M. Blunt of 2122 Hurst invited Planning Commission members to come on to her property to view the paddocks as they are built closer to her side of the property and the manure pile is beside her property line. She stated there is a creek near the manure pile and manure is washing into it. She's in favor of 2 horse limit and upset that the Poiriers are doing what they want & asking for permission after the fact. She is also concerned about her property value.

Public Hearing for 2140 Hurst closed at 7:20 pm.

Public Hearing opened at 7:20 pm: 4725 Gratiot 74-30-001-1001-000 Special Use Approval for towing and motor sales.

Short read correspondence from Don & Benjamin Burgett stating they are requesting to place a satellite office for Burgett's Towing in St. Clair Township to better serve the public and police for towing and recovery needs.

Bayly stated that if the Burgetts' had opted to use office only for business and not bring any tow trucks onsite they would not have needed the special use. Anything to do with cars requires special use permission.

D. Burgett stated they would be leaving a tow truck on sight to allow them to be closer to I-94. Chopp asked if any cars would be stored on site and D. Burgett stated no.

Ameel questioned application. He interpreted the application to be requesting motor vehicle sales in addition to towing.

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Hunter asked if they intended to have car sales and D. Burgett stated they did not. The letter he submitted after the application it states that.

S. Kowalski of Steve's Towing at 5277 Gratiot questioned benefits for the Township of having the satellite office and if cars will be stored at that location.

Knight stated that the Township is looking to approve this as an office and permission to park tow trucks only.

Public hearing for 4725 Gratiot closed at 7:34 pm.

Brief Public Comments: None

Correspondence/Communications: None

New Business: Consideration of Public Hearings:

- 1) 2140 Hurst 74-30-026-1003-100 5 horses on 5 acres.

Ameel stated he couldn't see how the Township could approve 5 horses on 5 acres especially considering there were two other livestock animals on premises. He also had great concern over the manure pile and the drainage nearby.

Knight expressed concern over management of manure pile and number of animals with acreage of property.

Motion by Acciavatti to disapprove Special Use request for 5 horses on 5 acres. Seconded by Ameel. Roll Call: Yes-Short, Chopp, Acciavatti, Ameel, Hunter, Howard & Knight. No-Boeck. Motion Carried.

- 2) 4725 Gratiot 74-30-001-1001-000 Special Use Towing and Motor Sales.

Motion by Ameel to approve Special Use request as proposed in letter received on 8/30/2017 as permanent conditions. Seconded by Acciavatti. Motion carried unanimously.

Old Business: None

Call from the Floor: None

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Reports

Township Board- None

BZA- Approved front yard setback on River Road/Violet lot.

Call from the Table: Boeck asked if members received email on DNR information for gun ranges.

Next meeting scheduled for October 12, 2017 – 7:00 p.m.

Meeting Adjourned at 7:50 p.m.

Respectively submitted,
Jon Chopp, Secretary