

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

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ST. CLAIR TOWNSHIP PLANNING COMMISSION  
March 14, 2019  
7:00 P.M.

Meeting called to order at 7:02 p.m.

Pledge of Allegiance to the Flag

Roll Call: Present: Short, Chopp, Hunter, Howard, Boeck & Knight.

Absent: (Excused) Acciavatti, Ameel & Vermeesch. Also present: Building Official Bayly.

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

Motion by Howard to approve the January 10, 2019 meeting minutes as presented. Seconded by Knight. Motion carried unanimously.

Public Hearing to receive comments on the Special Use Hearing for  
2062 Fred Moore Hwy, 74-30-051-0001-000 Krown Rust Control:

Andy Holbrook & Christopher Letarte, applicants for the Special Use request stated that Krown Rust Control is a franchise company based in Canada with about 327 operating offices, United States currently has 30 locations with four in Michigan. St Clair Township location would be the fifth. They are asking for the Special Use so they can operate out of the current location of Andy's Lawn Care located at 2062 Fred Moore Hwy. They are expecting a May 1<sup>st</sup> opening date.

No Comments from the public

Motion by Boeck. Seconded by Knight to close Public Hearing at 7:07 pm. Motion carried unanimously.

Brief Public Comment:

- a) Venessa Davis, 139 Murphy Dr asked the planning commission to look into what they can do to protect the people from Enbridge, Sunoco Logistics and Great Lakes Petroleum located within the Township in regards to hazardous conditions.

Correspondence/Communications: None

New Business: Special Use Hearing for 2062 Fred Moore Hwy, 74-30-051-0001-000  
Krown Rust Control

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Letarte discussed the T4 fluid that Krown Corporate supplies. He explained the application process. Vehicle is washed in the bay to remove any remnants-dirt, grease etc. from it. Once vehicle is hoisted, fluid is sprayed on the underside of the vehicle with a spray gun with little to no waste. Spray adheres like a wax. Process takes about an hour and half to be done. There would be no storage of vehicles on the premises.

Hunter questioned what is done with the water that is used to spray off the vehicles. Letarte stated it goes into drains in the floor. The drains have an oil interceptor which separates the oils from the water. He also mentioned the spray is odorless and adheres to vehicles without dripping off. Minimal oil goes into the drain.

Hunter further questioned what happens to the oil after it is separated in the interceptor? Letarte stated a company comes and pumps it out and removes it from the property.

Chopp questioned size of the tank? Letarte replied that it was around a couple thousand gallons.

Knight questioned drying time & storage of base material, how many gallons on site & was material explosive? Letarte was not sure of exact drying time. He estimated he would use four – 55 gallon drums a month, with one barrel spraying 70-80 vehicles. Material not explosive.

Hunter questioned what domestic substance meant and if they were regulated at all? Letarte stated he would have to get back to them on that.

Boeck questioned method of cleanup in regards to a small spill – report stated it was put into a sealed container and then disposed of at an authorized site? Where was site going to be? Letarte said they will use empty barrels to put spills and waste back into. The company takes the barrels back. They also use breaking down material/granules in the barrels to break it down more.

Boeck questioned if building is enclosed while being sprayed? Letarte stated yes.

Knight asked if the parking lot was going to be paved? Concerned about the non-paved areas and run off of product into Pine River. Holbrook stated they do intend to do so later and that no parking will be done in the non-paved area.

Bayly stated if Special Use is granted they would still have to pull a building permit to show how they are going to set up the bay area and drainage equipment and be must approved before they can open up for business.

Short asked if anything had to be done special permit wise due to proximity to the Pine River? Hunter and Bayly stated no extra permit needs to be obtained because it is an existing building and nothing is being put into the river.

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Chopp asked if water that they wash with was going into the tank as well. Letarte stated yes.

Short questioned if there have been any complaints from the neighboring properties? Letarte said they spoke with the residential residence next door and gave him a packet and he was okay with the business & they had not had any complaints.

Bayly reviewed the twelve site requirements listed in Zoning Ordinance 128 under Section 5.4.9 as to how they did or didn't pertain to the Special Use Request. Points 1-11 either were being met or didn't pertain to this particular business. Number twelve however requires when an automobile service station adjoins residential property that a 6 foot masonry wall be erected and maintained. Bayly asked the planning commission to decide what they wanted to require as it is an existing business. Bayly stated a wall was required at the Love's Truck Stop, but Planning Commission had allowed for a landscaping buffer at Dollar General.

Boeck questioned hours of business? They will be 9 am to 5 pm. Initially open one day a week then expanding as business picks up.

Boeck questioned what they did with the water after it is separated in the tank. Holbrook stated the oil gets separated from the water and the oil gets sucked out. The water drains out to the sewer system.

Hunter questioned where exactly it goes? Up to the street to the storm sewer connection? Holbrook stated they have a locater coming out on Monday to find out exactly where it will go. He further stated that he had discussed with Krown Oil that if the Township had issues with draining the water they could have it pumped out as well.

Boeck questioned if they were on a sewer or septic system at their location? Holbrook stated they were on a septic system. He stated the water would go into the septic system and reminded the members that the water is 99.9% purified at that point.

Knight questioned how they could guarantee they would not overload the septic system? Holbrook stated that they have not had any issues at other locations in same situation.

Boeck asked Holbrook if they would have any issues with having the water pumped. He said no.

Discussion ensued regarding safety of using the septic field and whether it would handle it or not. Questions arose whether there was one or two septic fields at the location, age of the system, what the system was originally put in for – residential or commercial. Consciences of the members was for Letarte to contact proper authorities to locate where and how many septic fields are onsite and to find out what the system could handle in terms of water flow.

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Hunter stated that if Letarte wanted to pump and haul away both the oil & water then they could make a decision tonight, otherwise more information would be needed to make decision.

Bayly stated they would need documentation from the St Clair County Health Department & MDEQ at minimum since so close to the river.

Boeck made motion to table Krown Rust Control - Special Use Request until applicants talk to the proper authorities to see what capabilities or options they have for drainage of water after the separator. Chopp seconded. Motion carried unanimously.

Old Business: Discussion on target shooting safety.

Discussion ensued among members regarding safety tips and distribution of tips to residents.

Motion by Boeck. Seconded by Hunter that we put forth tips for safe target shooting to be mailed to residents of the Township. Motion carried unanimously. Sent to Township Board for their approval.

Call from the Floor: Bayly discussed gazebo project received for St Clair Golf Club. Consensus of the Commission is if it's over 1000 square feet it needs to come before Planning Commission for a site plan review.

#### Reports

Township Board: Board approved work on pump stations and approved a photo contest for Recreation Department.

BZA: None

Call from the table: None

Meeting adjourned at 8:45 p.m.

Respectively submitted,

Frank Short, Chairperson