

ST. CLAIR TOWNSHIP
1539 S. Bartlett Rd. St. Clair, MI 48079
Phone (810) 329-909042 Fax810) 329-1198
www.stclairtwp.org

ST. CLAIR TOWNSHIP PLANNING COMMISSION

July 9, 2020

7:00 P.M.

Meeting called to order at 7:00 p.m at the Fred Meiselbach Park located at 5500 Neuman (due to COVID-19 indoor restrictions).

Pledge of Allegiance to the Flag

Roll Call: Present: Short, Chopp, Acciavatti, Ameel, Knight, Howard, Hunter & Vermeesch. Absent: Boeck. Also, present: Building Official Bayly and Supervisor Boulier.

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

Motion by Hunter to approve the March 12, 2020 meeting minutes as presented. Seconded by Ameel. Motion carried unanimously.

Public Hearing:

1)Joseph Tomkowiak, Range Road 74-30-038-4004-100 & 74-30-039-1003-000 Rezone from B1 Neighborhood to RU Rural opened at 7:07 pm.

Mr. Tomkowiak stated he intends to farm the land. Planning Commission Member Ameel expressed concern regarding farm animals. Building Official Bayly answered zoning questions. Public Hearing closed at 7:12 pm.

2)Buckshot Holdings, LLC, Rattle Run Road 74-30-028-2002-000, 74-30-028-2002-100, 74-30-028-2002-200 & 74-30-028-2002-300 Rezone from RU Rural to IL Light Industrial opened at 7:12 pm.

David Frasier representing David Schwehofer of Buckshot Holdings, LLC presented rezoning of parcels. Property would house an excavating business. They primarily use pick up trucks. There would not be a lot of big truck usage. Frasier presented letter from previous landlord stating Schwehofer runs a clean business shop in the City of St Clair with no issues.

Planning Commission Member Acciavatti questioned about the 3 acres of wetland. Frasier stated the building will be put up front and will commit to preserving the three acres of wetlands.

J. Wiley, 5981 Rattle Run would like to see a house go instead.

M. Cesarek, 2245 Wadhams questioned Schwehofer's current zoning in the City and how trucks and equipment would be stored.

F. Wilson, 5879 Rattle Run wants to maintain rural characteristics.

G. Westrick, 2280 Wadhams, stated Schwehofer is a good local business man.

ST. CLAIR TOWNSHIP
1539 S. Bartlett Rd. St. Clair, MI 48079
Phone (810) 329-909042 Fax810) 329-1198
www.stclairtwp.org

K. Swantek, 5300 Vine once the change is made it will never be good.

T. Schwehofer, 6174 Rattle Run D. Schwehofer runs a good business.

C. Hutchins, 6150 Rattle Run questioned if Schwehofer all ready runs trucks down Rattle Run & Wadhams area. Schwehofer stated he did, which Hutchins then remarked then there would be no increase in traffic to the area.

S. Riddell, 2121 Wadhams does not want industrial zoning.

T. Wilson, 5879 Rattle Run does not want more traffic.

A, Johnson, 5330 Rattle Run stated that Schwehofer runs a tight ship and would be great.

A, Sanchez, 6104 Rattle Run concerned business could change later.

Planning Commission Member Ameel questioned landscape border. Building Official Bayly stated they would have to meet requirements. Public hearing ended at 7:54 pm.

3)Glen Eden Luthern Church, Fred Moore Hwy, 74-30-034-3001-000 Special Use Approval for cemetery per section 4.5 B opened at 7:55 pm.

Wendy Fry of Mannek Smith Group, David Mammel of Chapman Law Group & Craig Zitterman, General Manager of Glen Eden Lutheran Memorial Park presented the proposal for Special Use for a cemetery.

Land was donated to Glen Eden Lutheran Memorial Park by Calvin Kaiser. It was stipulated in the will for a portion of the land to be made into a cemetery. In order for this to occur a Special Use Approval would need to be granted.

The cemetery would be used for a cremation for now. No inground burials.

J. Delor, 6659 Rattle Run questioned ability to keep up property right now.

S. Grout, Mr. Kaiser's Attorney stated goal was for land to be given for cemetery and remaining acreage to be sold.

S. Ellery, 1483 Goffe, St Clair, concerned about neighboring gun range and noise. Public hearing closed at 8:21 pm.

Brief Public Comment: None

Correspondence/Communications: None

New Business:

ST. CLAIR TOWNSHIP

1539 S. Bartlett Rd. St. Clair, MI 48079
Phone (810) 329-909042 Fax(810) 329-1198
www.stclairtwp.org

1) Glenn & Traci Westrick, Wadhams Road 74-30-028-3001-000, Land split. Motion by Chopp to approve land split of all three parcels as presented. Ameel seconded. Motion carried unanimously.

2) Joseph Tomkowiak, Range Road 74-30-038-4004-100 & 74-30-039-1003-000 Rezone from B1 Neighborhood Business to RU Rural. Motion by Hunter to approve rezoning from B1 Neighborhood Business to RU Rural. Seconded by Knight. Roll Call: Yes – Short, Chopp, Acciavati, Hunter, Howard, Knight & Vermeesch. No – Ameel. Motion Carried.

3) Buckshot Holdings, LLC, Rattle Run Road 74-30-028-2002-000, 74-30-028-2002-100, 74-30-028-2002-200 & 74-30-028-2002-300 Rezone from RU Rural to IL Light Industrial. Motion by Acciavatti to rezone parcels to IL Light Industrial and Buckshot Holdings, LLC shall commit three acres as woodland preservation easement on north end of property fronting Wadhams Road. Seconded by Knight. Roll Call: Yes – Chopp, Acciavatti, Ameel and Knight. No – Short, Hunter, Howard and Vermeesch. Motion failed.

4) Glen Eden Luthern Church, Fred Moore Hwy, 74-30-034-3001-000 Special Use Approval for cemetery per section 4.5 B, Site Plan Review and Land Split. Motion by Hunter to approve Special Use , Cemetery Site Plan and land split for parcel 74-30-034-3001-000. Seconded by Vermeesch. Motion carried unanimously.

Old Business: None

Call from the Floor: None

Reports

Township Board: None
BZA: None

Call from the table: None

Meeting adjourned at 8:40 p.m.



Respectively submitted,

Jon Chopp
Secretary