

**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  
November 10, 2016  
7:00 P.M.

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

Pledge of Allegiance to the Flag

Roll Call: Short, Boulier, Westrick, Ameel, Hunter, Chopp & Howard.

Absent: Acciavatti & Colantuono.

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

Motion by Ameel to approve the October 13, 2016 meeting minutes as presented. Seconded by Boulier. Motion carried unanimously.

Brief Public Comments: None

Correspondence/Communications – None

New Business – None

Old Business: Site Plan Review: St. Clair Place Apartments, 1970 River Rd, 74-30-225-1002-000.

Phil Porte, engineer for St. Clair Township, discussed revisions made to Site Plan Review as requested by Planning Commission from the previous meeting held on October 13, 2016. He stated that the issues of adding another access route, providing a turnaround at northwest corner of the site and revising the entrance drive off of M-29 have been met. He also stated that the secondary access route located at the southern side of the site would be for emergency purposes only. The site plan proposes an aggregate drive with a paved approach almost to bike path with treated lumber posts and a locked chain to block entrance to the access & also includes signage stating emergency access only. Phil recommended from the engineering standpoint to approve the site plan as revised.

G. Westrick questioned emergency access with a locked gate. Fire Chief D. Westrick from St Clair Fire Department stated that the revised site plan met his requirements for the turnaround at the northwest corner & the secondary access route. He requested that a nox box key be used for the gate, which the fire department would have the master key & inside the box would be the gate key. He stated that the access road would need to be paved & be marked "No Parking-Fire Lane". Further discussion ensued regarding emergency access with the consensus that the plan presented met the Fire Department's requirements with the above exceptions.

Chopp questioned how water metering would be done at each building. Nathan Waggner of Cash Waggner & Associates stated there would be one meter per building for the Township to read.

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Questions were asked regarding barrier height.

Motion by Ameal to accept the Site Plan for St Clair Place Apartments with revision to barrier from three to six feet and all requests by St Clair Fire Department be met. Seconded by Westrick. Motion passed unanimously.

Call from the Floor:

- 1) D. Casey, Economic Development Alliance: stated that market analysis done for the area indicated need for this project. He also discussed policy changes by the State of Michigan on the process for applying for grants & loans for communities. Discussed updating Master Plan.

Reports

Township Board- None  
BZA-None

Call from the Table

G. Westrick asked the Township to investigate updating Township Ordinances with more detailed requirements on egress to simplify the process for future projects that may be presented.

Building Official Bayly shared that today was Office Manager Debbie Rickert's retirement date.

Next meeting scheduled for December 8, 2016 – 7:00 p.m.

Meeting Adjourned at 7:44 p.m.

Respectively submitted,

Mike Boulier, Secretary