

**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  
October 12, 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, Ameel, Hunter, Howard, Boeck, Knight & Vermeesch. Absent (Excused) Acciavatti. Also present Building Official Bayly.

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

Motion by Boeck to approve the September 14, 2017 meeting minutes as presented. Seconded by Ameel. Motion carried unanimously.

Brief Public Comments: None

Correspondence/Communications: None

New Business: Site Plan Review: Maximus Group, LLC, 1075 Range Rd. 74-30-038-1001-800 (4437 Davis Rd)

Frank Ferlito of Maximus Group, LLC presented site plan to Planning Commission. He explained lay out of the project and why he needed approval. The present part of the business is located at 1075 S. Range, parcel 74-30-038-1001-600. The proposed expansion is located on parcel 74-30-038-1001-800 which is addressed 4437 Davis Road. Lots cannot currently be combined due to existing banking requirements. No signage will be placed on the expansion lot. Entry will continue through main entrance on 1075 Range location.

Ameel questioned 50 foot setback not being met. Also questioned potential of location being sold as a separate business and being nonconforming.

Bayly commented that Ferlito would have to go to Board of Zoning to be granted the 50 foot variance. Approval can be granted for site plan contingent on BZA approval of variance.

Ferlito commented he could go to BZA to ask for the variance and if it wasn't granted they could shorten the building 45 feet to meet requirement. He would like Planning Commission to approve based on those two contingencies.

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Hunter questioned lighting. Ferlito stated that there is a light structure on lot line with new LED lighting. Additional lighting to be added once the buildings are completed. They want location to be as light as possible for security.

Howard made motion to accept plan as presented contingent on BZA approval of 50 foot set back of property line with building and that all permits are obtained for project or to accept plan if BZA doesn't approve 50 foot setback and Ferlito shortens building by 45 feet to meet setback requirements and that all permits are obtained for project. Seconded by Chopp. Motion carried unanimously.

Old Business:

Ameel questioned what was being done to rectify conflict of section 6.12 with section 5.4.15 of the Zoning Ordinance regarding animals. Bayly stated that it was being sent to the Township Attorney for direction.

Short stated that he & Supervisor Boulter were going to meet to start discussing gun ranges within the Township. Discussion ensued among members.

Call from the Floor: None

Reports

Township Board- Boeck stated Pick a Pumpkin was scheduled for October 21, 2017.  
BZA- None

Call from the Table: None

Next meeting scheduled for November 9, 2017 – 7:00 p.m.

Meeting adjourned at 7:29 p.m.

Respectively submitted,  
Jon Chopp, Secretary