

ST. CLAIR TOWNSHIP
1539 S. Bartlett Rd. St. Clair, MI 48079
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ST. CLAIR TOWNSHIP PLANNING COMMISSION
August 13, 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, Ameel, Knight, Howard & Hunter. Absent: Boeck, Accivatti & Vermeesch. Also, present: Building Official Bayly.

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

Motion by Howard to approve the July 9, 2020 meeting minutes as presented. Seconded by Chopp. Motion carried unanimously.

Public Hearing: CTP Naples Investments, LLC Pug Road, 74-30-039-1012-010 & 74-30-039-1011-000 Special Use Approval for a private road per Section 7.11, Section 2 :

Public Hearing opened at 7:08 pm.

Building Official Bayly received two calls regarding Pug Road Project. No issues regarding the Special Use Request and Site Plan.

Ann Ferriby, 1560 Pug Road, questioned water and sewer capacity.

Shawn Treadway, 1520 Pug Road, asked what the plan for development.

Public Hearing closed at 7:10 pm.

Brief Public Comment: None

Correspondence/Communications: None

New Business:

1) Charles & Judith Weisner, Yankee Road 74-30-026-2002-020 Property Split. Motion by Ameel to accept property split as presented. Seconded by Knight. Motion carried unanimously.

2) CTP Naples Investments, LLC Pug Road, 74-30-039-1012-001, 74-30-039-1012-010 & 74-30-039-1011-000 Special Use Approval for a private road per Section 7.11, Section 2. Moved by Hunter to approve the Special Use for private road. Seconded by Ameel. Motion carried unanimously.

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3) CTP Naples Investments, LLC Pug Road, 74-30-039-1012-001, 74-30-039-1012-010 & 74-30-039-1011-000 Site Plan Review.

Phil Porte, BMJ Engineering discussed Site Plan review done by BMJ for submitted plans to the Township by CTP Naples Investments. He stated that the sewer system going in on the private road is a private system. It will have the capacity to handle subdivision.

Ameel questioned sewer handling future development. Subdivision would have homeowners with bylaws to maintain it.

Porte stated the water main will be public and maintained by the Township.

Hunter questioned lot size.

Discussion ensued among Planning Commission members regarding Site Plan.

Motion by Ameel to approve preliminary site plan with final site plan to be brought back to Planning Commission for review. Seconded by Chopp. Motion carried unanimously.

Old Business: None

Call from the Floor: None

Reports

Township Board: None
BZA: None

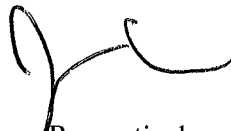
Call from the table: Voted in Planning Commission Officers for 3-year term:

1) Motion by Hunter. Seconded by Ameel to reappoint Frank Short as Chair. Motion carried unanimously.

2) Motion by Short. Seconded by Ameel to reappoint Carolyn Hunter as Assistant Chair. Motion carried unanimously.

3) Motion by Ameel. Seconded by Knight to reappoint Jon Chopp as Secretary. Motion carried unanimously.

Meeting adjourned at 7:46 p.m.



Respectively submitted,

Jon Chopp
Secretary