

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

ST. CLAIR TOWNSHIP PLANNING COMMISSION

October 13, 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: Acciavati, Colantuono

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

Motion by Hunter to approve the August 11, 2016 meeting minutes as presented. Seconded by Boulier. Motion carried unanimously.

Brief Public Comments: None

Correspondence/Communications - None

New Business: Site Plan Review: St Clair River Apartments, 1970 River Road, 74-30-225-1002-000

Nathan Waggner of Cash Waggner & Associates presented plans for a 96 unit apartment complex at 1970 River Road, consisting of three 2 ½ story buildings with 28 units in each and one 1 story building with 12 units. Apartments would have a resident manager.

Phil Porte, engineer for St. Clair Township, stated there were some minor issues with the submitted plans as follows: soil erosion permit, MDOT permit, sanitary sewer and water system permits easements for the water main and the sanitary sewer prior to the construction in case we have to adjust something. The only real issue he had with the project was the alignment with the entrance driveway off of M-29. When you enter the project there is a bend in the drive. He is concerned if there was a vehicle entering and exiting at the same time, will there be enough area for both? Howard-Are there two egresses into the property: concerned about emergency vehicles. Westrick questioned number of units, water tap-ins left in Township, what pump station would be affected & if our pump station could handle capacity. Chopp state the flow was going towards Yankee and it was all gravity, would not have to pump. Chopp questioned what Township would be responsible for maintaining on water & sewer lines. Review of plans & discussions by Planning Commission. The Commission expressed concern over lack of a second driveway. They requested that Cash Waffner & Associates contact MDOT regarding placement of a second driveway & come back with more information before proceeding any further.

Motion by Westrick to table St. Clair River Apartments site plan review until more information is submitted. Seconded by Howard. Motion carried unanimously.

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Old Business: None

Call from the Floor: None

Reports

Township Board – None

BZA – Frank Short: None

Call from the Table: None

Next meeting scheduled for November 10, 2016 - 7:00 p.m.

Meeting Adjourned at 7:55 p.m.

Respectively submitted,

Mike Boulier, Secretary