

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

ST. CLAIR TOWNSHIP PLANNING COMMISSION
April 11, 2019
7:00 P.M.

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

Pledge of Allegiance to the Flag

Roll Call: Present: Short, Hunter, Howard, Boeck, Knight & Vermeesch.

Absent: (Excused) Acciavatti, Ameel & Chopp. Also present: Building Official Bayly.

Motion by Boeck. Seconded by Knight to approve agenda as submitted. Motion carried unanimously.

Motion by Howard to approve the March 14, 2019 meeting minutes as presented. Seconded by Vermeesch. Motion carried unanimously.

Brief Public Comment: None

Correspondence/Communications: None

New Business:

1) Lot Split: Glenn & Traci Westrick, 74-30-026-4006-000, Vine Rd.

Short reviewed Westrick split of 31 acres being split into 5 new parcels. All necessary information received. Split reviewed by Assessor Stewart & Building Official Bayly & meets Ordinance requirements.

Motion by Boeck to approve lot split as presented. Seconded by Howard. Motion Carried Unanimously.

2) Lot Split: Cynthia Parrish & Sue Ann Baker, 74-30-033-2001-000, 2710 Wadhams Road.

Short reviewed Parrish & Baker split of 10.1 acres. Parcel one will be 4.8 acres and parcel two will be 5.3 acres. Split meets all minimum requirements. All necessary information provided. Split reviewed by Assessor Stewart & Building Official Bayly & meets Ordinance requirements.

Motion by Vermeesch to approve lot split as presented. Seconded by Knight. Motion Carried Unanimously.

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3) Site Plan Review: Life in Christ, 74-30-009-3004-300, 950 Wadhams Rd.

Short discussed Site Plan Review for parking lot project for Life in Christ. Phil Porte of BMJ Engineers reviewed project. Porte stated in written review that construction drawings as presented are satisfactory for conditional site plan approval.

Motion by Hunter to approve site plan with the condition that all engineer recommendations are complied with (review letter dated March 22, 2019). Revised plans should be submitted for final approval. Seconded by Boeck. Motion carried unanimously.

4) Site Plan Review: St. Clair Golf Club, 74-30-039-3001-000, 1714 River Rd.

Ed Nadolski representing St. Clair Golf Club stated he was there to answer any questions.

Knight questioned when project would be started. Nadolski stated as soon as they received permit.

Short asked if project consisted of taking down existing tent & putting up a pavilion? Nadolski stated that was correct.

Bayly stated the presented project meets all requirements of Ordinance.

Motion by Hunter to approve the site plan as presented. Seconded by Knight. Motion carried unanimously.

Old Business:

Krown Rust Control, 74-30-051-0001-000, 2062 Fred Moore Hwy.

Christopher Letarte & Andy Holbrook stated they decided to have both the water & oil hauled off site.

Knight questioned who would be hauling for the business. Letarte stated Rhino Environmental.

Short questioned if Letarte & Holbrook spoke with the Health Department about runoff with Pine River being so close. Letarte stated they spoke with both St Clair County Health Department and DEQ & that they both did not have any concerns as long as water & oil was hauled offsite.

Short questioned if they found out location of the septic. Holbrook stated the house is connected to the field and the building has a tank.

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Boeck made motion to approve Special Use for Krown Rust Control (St Clair Oil Restoration) with the stipulation that water and oil separator contents will be hauled offsite by certified operator. Seconded by Knight. Motion carried unanimously.

Call from the Floor: None

Reports

Township Board: Boeck stated pricing of post card mailing of target shooting tips will be discussed at the April 15, 2019 Township Board meeting.

BZA: Short stated BZA approved variance to allow two houses to be combined into one on River Road. It was approved a year ago, but they did not start project before variance expired so it had to be reapproved.

Call from the table: None

Meeting adjourned at 7:29 p.m.

Respectively submitted,

Frank Short, Chairperson