

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

July 13, 2017

7:00 P.M.

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

Pledge of Allegiance to the Flag

Roll Call: Short, Hunter, Chopp, Howard, Colantuono, Boeck & Knight

Absent: (Excused) Acciavatti & Ameal

Also in attendance Brian Bayly, Building Official, Phil Porte, BMJ Engineering, John Monte of PCE and Sal Vitale & Dave Weber from St. Clair Investment.

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

Motion by Boeck to approve the June 8, 2017 meeting minutes as presented. Seconded by Chopp. Motion carried unanimously.

Brief Public Comments: None

Correspondence/Communications: None

New Business: River Pointe Estates North Revised Site Plan Review 74-30-041-1006-000

John Monte spoke about the Site Plan submitted tonight for approval. (Original Site Plan presented at the May 11, 2017 Planning Commission meeting). The revised Site Plan submitted meets requirements of the St Clair County Road Commission, eliminating private roads. They implemented an emergency access drive that can be used not only for emergency access, but construction usage as well. Open space & buffering requirement provided the same as previous plan.

P. Porte, BMJ questioned dead end watermain.

Discussion ensued between planning commission members & developers regarding pros and cons of dead end versus looping watermain. Consensus of the Board looped watermain is preferred.

Knight questioned traffic congestion.

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Motion by Chopp to approve submitted Site Plan review contingent on meeting all requirements for emergency road and fire department and installing a looped watermain. Seconded by Boeck. Motion carried unanimously.

Old Business: None

Call from the Floor: None

Reports

Township Board- Boeck discussed possible changes to Ordinance 33.

BZA- Short stated they approved an accessory structure placement on River Road.

Call from the Table: None

Next meeting scheduled for August 10, 2017 – 7:00 p.m.

Meeting Adjourned at 7:38 p.m.

Respectively submitted,
Frank Short, Chairperson