

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

June 14, 2018

7:00 P.M.

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

Pledge of Allegiance to the Flag

Roll Call: Present - Short, Acciavatti, Hunter, Howard, Knight & Vermeesch. Absent (Excused) Chopp, Boeck & Ameel. Also present: Building Official Bayly.

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

Motion by Hunter to approve the May 10, 2018 meeting minutes as presented. Seconded by Vermeesch. Motion carried unanimously.

Public Hearing: Rezoning Request for Parcel # 74-30-002-3004-000 Gratiot Road. No comments received pertaining to rezoning.

Brief Public Comments: None

Correspondence/Communications: None

New Business:

- 1) Consideration of Public Hearing: 74-30-002-3004-000 Gratiot Road. Rezoning of property from current zoning of RU Rural and I-L Light Industrial to RU Rural for whole property.

Building Official Bayly stated property is currently zoned I-L in the front & RU in the back. There are two houses on either side of the parcel zoned the same that are nonconforming. The property owners would like to build a home near the barn that is existing on the property. In order to do so they need to get the entire lot rezoned to rural.

Motion by Hunter to amend zoning to RU Rural for the entire parcel 74-30-002-3004-000 commonly known as 5249 Gratiot. Seconded by Vermeesch. Motion carried unanimously.

- 2) Site Plan Review for Dollar General Store located on Gratiot., parcel 74-30-900-0031-000.

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Todd Hamula representing the Zaremba Group presented Site Plan. He stated the parcel they are looking to purchase is a little over two acres & fits into the zoning of the neighboring properties. Driveway placement on site plan was at the direction of the Road Commission. As much as possible of the natural vegetation in the rear of the property will be kept to maintain a natural buffer. Hamula also reviewed landscape plans as well as touching on the driveway, storm water basin, direction of drainage & septic system placement. He discussed main entrance, loading & receiving areas, emergency exit & dumpsters. Placement of the signage also discussed with one sign on building & one sign out by the road. Discussed design of outside of building. Reviewed lighting of building.

Hunter questioned zoning on surrounding properties.

Discussion ensued regarding traffic on Gratiot, driveway placement, lighting.

Short questioned no traffic light near entrance. Concerned due to higher traffic volume on Gratiot & incline in the road.

Acciavati asked if boring results were back. Hamula stated they did get results back. He said there was a lot of top soil & water table was at about 13 feet. Suitable results to build a slab on grade building. Acciavati also asked if it was all clay soil. Hamula stated all clay with some fatty clay that they would have to manage.

Bayly reviewed Site Plan Review report from Phil Porte of BMJ Engineers. He stated overall Porte was good with the plan submitted. He did however have some points to review:

A)Solid wall requirement between the project & the house behind it: Porte felt that the Planning Commission could waive the solid wall requirement in favor of a continuous landscaped buffer/planting strip. In this case, the use of a berm and planting buffer seems to be a logical and more aesthetically pleasing alternative.

Hamula felt that natural buffer that exists is meeting that point currently.

Hunter & Short stated they were in favor of a natural buffer versus a wall.

B)Site plan submitted did not give any details on size, height and illumination. But they could bring it back administratively.

Hunter asked what sign height is allowed per Ordinance? Bayly stated 40 feet.

Hamula stated standard sign is 20 feet tall and that they build the standard size whenever they can.

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Hunter questioned the minimum requirement of 30” on the shrubs and submitted drawing showing only 24”.

Hamula stated they would meet the 30” requirement on the shrubs.

Motion by Hunter to approve the Site Plan with the following requirements & changes: 1)Waiver of solid wall in favor of the continuous landscape buffer & planning strip. 2) Must meet requirement of 30” shrubbery 3)Exterior lighting as presented orally will be amended to the plan. 4)Sign as presented in the meeting will be added to the plans at a height of 20 feet and the items on the engineering review be met. Howard seconded. Motion carried unanimously.

Old Business: None

Call from the Floor: None

Reports

Township Board: None

BZA: Short discussed approvals of accessory structure at 1975 River Rd & addition to home at 6635 Frith.

Meeting adjourned at 7:55 p.m.

Respectively submitted,
Jon Chopp, Secretary