

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

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ST. CLAIR TOWNSHIP PLANNING COMMISSION

August 11, 2016

7:00 P.M.

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

Pledge of Allegiance to the Flag

Roll Call: Short, Westrick, Hunter, Ameel, Colantuono, Chopp.

Absent: Acciavati, Boulier-Excused

Motion by Ameel to amend agenda to have land split presented before Site Plan Review. Seconded by Chopp. Motion carried unanimously.

Motion by Hunter to approve June 9, 2016 minutes as submitted. Seconded by Ameel. Motion carried unanimously.

Public Hearing opened at 7:04 pm with Dave Struck of St. Clair County Metro Planning Commission giving presentation of the 2016-2021 Master Parks & Recreation Plan and to receive comments. No comments received.

Public Hearing for 2016-2021 Master Parks & Recreation Plan closed at 7:21 p.m.

Brief Public Comments: None

Correspondence/Communications - None

New Business:

Consideration of Public Hearing:

Motion by Westrick to approve the 2016-2021 Master Parks & Recreation Plan. Seconded by Chopp. Motion carried unanimously.

Land Split –Richman Road 74-30-008-4003-000.

Chairperson Short read correspondence stating John Senkow submitted land split application for 74-30-008-4003-000 located on Richman Road. Proposed new parcel and remaining parent parcel meet minimum requirements of 4 acres and 220 foot frontage.

Building Official Bayly stated everything is in order.

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Motion by Westrick to approve land split as presented. Seconded by Ameel. Motion carried unanimously.

BWP Transport, Inc. 1289 S. Range Road 74-30-038-1001-010 – Site Plan Review-New Rail Spur

Jeff Warner from Project Control Engineering, represented BWP Transport for requested Site Plan Approval on vacant land located on south side of Davis Road. The site plan is for the purpose of extending 2-4 additional transfers off of the existing rail spurs currently located in the CSX right away for loading and unloading of product from BWP Transport. No building or parking, requested location would be gravel access extending existing rail road tracks due to existing tracks not being enough to support current need.

Hunter asked if spur was in railroad right away. Warner stated the spur is on BWP's private property, and is connected to CSX's right away.

Hunter asked for clarification of location of the requested spur.

Building Official Bayly stated that property is completely surrounded by light industrial zoning.

Colantuono asked if CSX would maintain spur. Warner stated that BWP Transport would as it will be located on private property.

Motion by Westrick to approve BWP Transport Site Plan Review. Seconded by Colantuono. Motion carried unanimously.

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 September 8, 2016 - 7:00 p.m.

Meeting Adjourned at 7:34 p.m.

Respectively submitted,

Mike Boulter, Secretary