

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

ST. CLAIR TOWNSHIP PLANNING COMMISSION

June 9, 2016

7:00 P.M.

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

Pledge of Allegiance to the Flag

Roll Call: Short, M. Boulier, Westrick, Acciavatti, Hunter, Ameel,

Absent: Dembinski, Karadimas, D. Boulier

Motion by M. Boulier to approve agenda as presented. Seconded by Hunter. Motion carried unanimously.

Motion by Ameel to approve May 12, 2016 minutes as submitted. Seconded by M. Boulier. Motion carried unanimously.

Public Hearing opened at 7:03 p.m.

Special Use Approval – 7048 Gratiot 74-30-900-0035-000. Requested for a used Automobile and Truck Sales.

- a) C. Jones 6226 Hyslop: questioned if anyone next door to location was opposed to the business.
- b) T. Wilkins 7052 Gratiot: questioned name on business license & if license had been applied for yet. Not opposed to business going in, but expressed concern on more auto sales going in on Gratiot & questioned how Planning Commission would address further requests.
- c) K. Bennett 7048 Bennett: stated that this business will compliment business next store & improve corner as building has been closed for some time.

Westrick questioned fencing and lighting. Mr. Bennett stated there is fencing up right now & they are not planning on changing lighting at this time.

Brian Bayly, Building Official questioned hours of business. Mr. Bennett stated 8:00 am to 5:00 pm.

Type of fencing was questioned by Commissioners. Mr. Bennett stated it was a barb wire type of fencing. Consensus of Commission was a privacy fence should be constructed.

Public Hearing for Rezoning closed at 7:13 p.m.

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Brief Public Comments:

1. C. Jones 6226 Hyslop: questioned Public Hearing 300 foot notification, public safety, impact on neighborhood, questioned C. Hunter about a conflict of interest.
2. P. Boes 1581 Stein: questioned lack of information available to public, effect of Truck Stop to other businesses, local wells, policing of area, residents opposition to project.
3. L. Nowasad 3567 Gratiot Ft. Gratiot: owns property on Stein, asked if the Truck Stop was a done deal (M. Boulier explained that it still had to go in front of Metro Planning for review & then back to the Township Board for approval), questioned why Commission asked Mr. Bennett about lighting, fencing for a small auto sales shop, but approved the Truck Stop. (M. Boulier explained that if the Township Board approves the rezoning & special use to move the project forward then at that point Love's would have to come again to the Planning Commission and submit what type lighting, fencing etc. they were going to use to be approved by the Planning Commission).
4. A. Jones 6226 Hyslop: questioned if Truck Stop was following goals based in the Master Plan.
5. S. Bleasdale 6190 Hyslop: questioned future plans for vacant building at 1480 Wadhams and 1475 Wadhams if it goes out of business. Questioned area being able to support the Love's Truck Stop.
6. D. Williamson 6323 Briggeman: ask what the citizens can do to stop the Truck Stop.
7. K. Champion 7395 Trumble: questioned 300 feet for Public Notices sent in a rural setting. Ask the Township Board to listen to the voice of the people in the community.

Correspondence/Communications - None

New Business:

Consideration of Public Hearing:

Motion by G. Westrick to approve Special Use Approval for 7048 Gratiot 74-30-900-0035-000 requested for a used Automobile and Truck Sales on condition of a privacy fence being placed on property. Seconded by Ameel. Roll Call: Yes-Short, M. Boulier, Ameel, Westrick. Accivatti & Hunter. Motion Carried.

Old Business: None

Call from the Floor:

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D. Knight 1933 River: stated that public notification can be changed by Ordinance to increase footage of notification. Questioned changing zoning.

Reports

Township Board – Mike Boulier: reported that at Township Board meeting they heard a lot of concerns about Truck Stop, approved Budget with minimal changes and approved a refrigerator for the Township Hall.

BZA – Frank Short: None

Call from the Table: None

Next meeting scheduled for July 14, 2016 - 7:00 p.m.

Meeting Adjourned at 7:50 p.m.

Respectively submitted,


Frank Short, Chairperson