

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

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Planning Commission  
February 13, 2014  
7:00 p.m.

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

Pledge of Allegiance to the Flag

Present: Short, M. Boulier, D. Boulier, Cataldo, Acciavatti, Dembinski, Westrick

Absent: Karadimas, Cunningham

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

Motion by Westrick to approve December 12, 2013 Meeting minutes as presented. Seconded by M. Boulier. Motion carried unanimously.

Motion by M. Boulier to approve January 20, 2014 Special Meeting minutes as presented. Seconded by Dembinski. Motion carried unanimously.

Public Hearing – Amendment to Ordinance #128 Section 7.11 Private Roads – Public hearing opened at 7:04 p.m.

B.Bayly – our Attorney wanted us to amend the ordinance to add this amendment to account for unimproved platted lots on the frontage. It is not changing the private road ordinance. If there is a platted piece of property and it is not improved, this allows splits to take place on the property if the plats were never improved. Discussions held sizes of road, frontage requirements, etc. Closed public hearing at 7:14 p.m.

Brief Public Comment:

Linda Germonprez, 4920 Bowman Road – addressed Planning Commission regarding enforcement of noise ordinance or modification. Neighbor has put up a shooting range. There has

Been more frequent shootings, more people, louder. I moved out here for quiet. The noise ordinance states that the db should not be higher than 65 at property line. This is a safety issue. I have discussed this

with the neighbors and they don't want to be the one to complain. I have asked him to move the area to the back of the property, he has (8) acres. I am asking to enforce the ordinance or to amend the

ordinance to include target shooting. Bayly – we cannot use the meter, you have to have a licensed technician to monitor. Short – we are going to review the ordinances, why don't we

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put this to the top of

the list. Dembinski, - what about section 9.7.C objectionable noise, of an intermittent nature? Linda – I have been here 25 years and have never come to the Township with an issue. B. Bayly – we should check with our attorney and see what can be done.

Correspondence/Communications  
SCC Metro Planning Commission workshop

New Business:

Consideration of Public Hearing - Amendment to Ordinance #128 Section 7.11 Private Roads –

Motion by Westrick to approve amendment to Private Road Ordinance. Seconded by Dembinski. Motion carried unanimously

Land Split Application – Robinson Estate/Yankee and Hurst Roads

Bayly – split does meet all zoning requirements. Motion by Westrick to approve split as presented. Seconded by Cataldo. Motion carried unanimously.

Ordinance Review Requirements for Utilities

Cataldo – I asked for this to be on the agenda. I think we should discuss how we would handle things in the future. DTE Substations – can we ask for better screening? I have contacted DTE and they agree they should be able to do a better job on the screening. Gratiot/Rattle Run will do some screening this summer. Maybe we can reach out to MTA, St. Clair County to tap into other resources. I really think that we should have been able to discuss placing this pump station on Range Road where it would be a more conducive area. Now the latest problem for Enbridge is they do not have enough power for the project and we have another large project coming into the same area. There will be additional easements and additional structures that will have to be built. I have just started to look into fracking. There is a bill in the legislature right now which is going to lessen the ability for land owners to have any rights for fracking and natural gas exploration. These are land issues and I think they effect our land, do we take this on or do we avoid it. How as a group do we want to handle it? Weestrick – a lot of this will be happening in the road right-of-way and we will be limited in what we can ask for. If we have projects, like Semco, come to use for approval at that point we can ask for additional landscaping, etc. I believe every project will come before us that we have a say on now. The first few ordinances I would like to address. The project on a scale of

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Enbridge is over our head, we should be able to hire a consultant and be at the meeting and our attorney should also be on site for the review. Westrick – I think we should utilize the county more in these type of situations. The first information I would like to see a map of all the utilities in our area. Can we reach out to Enbridge and ask them to come back to the township? Bayly – they are involved in a lawsuit and will not do anything further until that is settled. Westrick – they came to us out of courtesy, they have a federal permit approved and do not have to come to us for anything.

Call from the Floor:

Reports:

Twp Board – Mike Boulier

BZA – Frank Short

Call from the Table:

Next meeting scheduled for March 13, 2014 – 7:00 p.m.