

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

July 18, 2019

7:00 P.M.

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

Pledge of Allegiance to the Flag

Roll Call: Present: Short, Chopp, Ameel, Hunter, Howard, Knight & Vermeesch.

Absent: (Excused) Acciavatti & Boeck. Also present: Building Official Bayly.

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

Motion by Ameel to approve the May 11, 2019 meeting minutes as presented. Seconded by Vermeesch. Motion carried unanimously.

Brief Public Comment: None

Correspondence/Communications: None

New Business: Site Plan Review – Frazer Building Company, 4827 Gratiot, 74-30-001-1031-500

Mr. Frazer of Frazer Building Company stated they would like to build a storage building to store their equipment in.

Howard questioned where in the Ordinance does it specify side lot setbacks. Bayly stated it was in the Building Schedule under Article 4, Section 4.6. He further stated there is not a side yard setback requirement for this particular parcel as they are zoned B2 and can be to the property line. If the building was over 25 feet tall then the setback would be one foot for every foot over the 25 feet.

Hunter questioned gravel usage versus asphalt under our Ordinance. Bayly stated we can enforce hard surface for building going up, but not for existing building on site.

Bayly discussed parking spot requirements. One parking spot is required for every 2000 square foot of the building. The proposed building is 2300 square feet. Frazer Building would need two parking spots due to square footage of the building and one parking spot for every two employees in the new building. Mr. Frazer stated he would have a maximum of 10 employees working out of the new building.

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Discussion ensued regarding parking lot requirements, setbacks and construction of building.

Motion by Chopp. Seconded by Knight to accept Site Plan with Frazer Building Company agreeing to hard surface the parking lot for required 6-8 parking spots. Motion carried unanimously.

Old Business: None

Call from the Floor: None

Reports

Township Board: None

BZA: None

Call from the table: None

Meeting adjourned at 7:47 p.m.

Respectively submitted,

Jon Chopp
Secretary