

ST. CLAIR TOWNSHIP
1539 S. Bartlett Rd. St. Clair, MI 48079
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ST. CLAIR TOWNSHIP PLANNING COMMISSION

September 10, 2020

7:00 P.M.

Meeting called to order at 7:00 p.m. at the Fred Meiselbach Park located at 5500 Neuman (due to COVID-19 indoor restrictions).

Pledge of Allegiance to the Flag

Roll Call: Present: Short, Chopp, Ameel, Knight, Howard & Boeck. Absent: Hunter, Accivatti & Vermeesch. Also, present: Building Official Bayly.

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

Motion by Boeck to approve the August 13, 2020 meeting minutes as presented. Seconded by Ameel. Motion carried unanimously.

Brief Public Comment: None

Correspondence/Communications: None

New Business: None

Old Business: CTP Naples Investments, LLC Pug Road, 74-30-039-1012-001, 74-30-039-1012-010 & 74-30-039-1011-000 Final approval for Site Plan Review for Private Road off of Pug Road.

Discussion ensued regarding storm, sewer and water lines with Building Official Bayly and Planning Commission Member Chopp answering.

Motion by Ameel to approve request for Pug Road private drive as requested agreeing with all BMJ requested changes from September 2, 2020 review letter (attached). Seconded by Howard. Motion carried unanimously.

Call from the Floor: None

Reports

Township Board: None

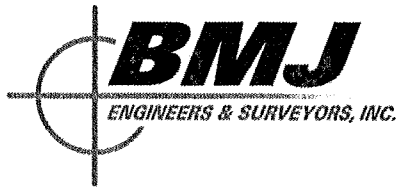
BZA: None

Meeting adjourned at 7:25 p.m.



Respectively submitted,

Jon Chopp
Secretary



CIVIL ENGINEERS · LAND SURVEYORS

PRINCIPALS
Philip J. Porte, P.E.
Robert J. Arnold, Jr., P.S.
Patrick R. Phelan, P.E. LEED AP

ASSOCIATES
Michael W. Quaine, P.E.

September 2, 2020

Mr. Brian Bayly
Building Official
St. Clair Township
1539 S. Bartlett Road
St. Clair, MI 48079

**RE: Pug Road Private Drive – Pug Road Investments, LLC
St. Clair Township, St. Clair County, Michigan
(Plan Review No. 2)**

Dear Mr. Bayly:

We have completed our second review of the construction drawings for the proposed project. The site is located along the west side of Pug Road, south of Blue River Dr. in Section 19 of the Township. The proposed site plan provides for the development of approximately 1000 feet of roadway to serve 7 single-family residential lots, and includes sanitary sewer, water main and storm sewer.

Our review has been separated into the Planning and Engineering comment sections below:

I. Planning Comments

- A. Property line bearings should be added to the plan corresponding to the legal description on the construction drawings.

II. Engineering Comments

A. General

1. The following permits are anticipated for the site and should be provide before construction proceeds:
 - a. EGLE Permit for Wastewater Systems (Part 41, Act 451, PA 1994). An application along with three copies of drawings should be prepared and provided to the township for execution and submittal to EGLE
 - b. EGLE Permit for Water Supply Systems (PA 399). An application along with three copies of drawings should be prepared and provided to the township for execution and submittal to EGLE
 - c. St. Clair County Road Commission Permit.
 - d. EGLE Inland Lakes and Streams Permit (Part 301, Act 451, PA 1994)

- e. St. Clair County Health Department Soil Erosion and Sedimentation Control Permit (Part 91, Act 451, PA 1994)
- f. St. Clair County Drain Office Permit to discharge to a County Drain and for utility crossings

B. Watermain

1. The proposed watermain will be required to be Township owned and operated and must be contained within a 12' public easement. The draft easement has been provided. The description in Exhibit A does not match with what has been provided in Exhibit B. These should be revised accordingly.
2. There are gate valve and valve boxes noted on the plans at station 10+23.9 and station 18+64.8. Township Standards require these to be Gate Valve and Wells.

C. Sanitary Sewer

1. The Township has declined to accept responsibility for ownership, operation, and maintenance of the sanitary sewer system. Therefore, this will need to be a "non - government" owned system. The applicant has indicated their intent to establish a property owners association for the ownership, operation and maintenance of the sewer system. A copy of this agreement should be provided to the Township.

D. Storm Sewer

1. Calculations for the culvert sizes selected should be provided for review

E. Roadway

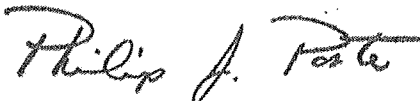
1. We recommend that a "speed limit sign(s) be added to the plans.
2. The applicant has indicated their intent to establish a property owners association for the ownership, operation and maintenance the of the roadway. A copy of this agreement should be provided to the Township.

The plans are generally acceptable. Remaining deficient items should be addressed prior to construction. Copies of all permits, property owner agreements and final signed easements should be provided prior to the start of construction activities. Two sets of final construction drawings should be provided to our office. A preconstruction meeting will also need to be scheduled and held prior to the start of construction.

If you have any questions, please feel free to contact us.

Sincerely,

BMJ Engineers & Surveyors, Inc.



Philip J. Porte, P.E.

Township Engineering Consultant

CC: Jeffery Schaffer, P.E. - BYN Consulting