

**ST. CLAIR TOWNSHIP**  
1539 S. Bartlett Rd. St. Clair, MI 48079  
Phone (810) 329-9042 Fax (810) 329-1198  
[www.stclairtwp.org](http://www.stclairtwp.org)

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ST. CLAIR TOWNSHIP PLANNING COMMISSION

May 11, 2017

7:00 P.M.

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

Pledge of Allegiance to the Flag

Roll Call: Short, Acciavati, Ameal, Hunter, Chopp & Howard

Absent: (Excused) Boulrier & Colantuono

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

Motion by Ameal to approve the March 9, 2017 meeting minutes as presented. Seconded by Acciavatti. Motion carried unanimously.

Brief Public Comments: None

Correspondence/Communications: Short received Consumers Energy Survey. He is giving survey to Boulrier.

New Business: River Pointe Estates North Site Plan Review 74-30-041-1006-000

J. Monte from Project Control Engineering presented Site Plan to the Planning Commission. He also commented on the Township's engineering review of the Site Plan. He addressed the buffering requirements, open space requirements and minimum centerline radius requirements.

Ameal asked how many master deeds were involved and for interpretation of the 10% open space requirement. Monte stated it was one master deed for this development and that most open space areas are supposed to be utilized as a park or extra area.

Howard questioned emergency access for lots 16 & 24 if roads were not developed in phase two & phase three. Monte stated that he has spoken with St Clair Fire Department regarding this issue. The fire department requested they extend the turnaround further and they will do so in the engineering phase.

Hunter questioned buffer requirements.

Discussion ensued regarding the project.

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Motion by Chopp to accept Site Plan Review pending Fire Department approval, temporary road and pending Road Commission approval. Seconded by Acciavatti. Roll Call-Yes: Short, Acciavatti, Hunter, Chopp & Howard. No-Ameel. Motion carried.

Old Business:

Hunter commented that she attended the Planning Commission work shop.

Short commented that G. Westrick resigned from Planning Commission and they need to find a replacement.

Call from the Floor: None

Reports

Township Board- Mike Boulier appointed Township Supervisor.

BZA- Front yard placement of an accessory structure at 5448 Gratiot approved.

Call from the Table: None

Next meeting scheduled for June 8, 2017 – 7:00 p.m.

Meeting Adjourned at 8:15 p.m.

Respectively submitted,  
Frank Short, Chairperson

