

## **St. Louis Planning Commission Meeting**

**Wednesday, January 10, 2007**

The regular meeting of the St. Louis Planning Commission was called to order by Chairman Doepker at 7:00 p.m.

Members Present: Doepker, McConkie, Nixon, Shrum, Whitford

Members Absent: Kelley, Kubin, Roehrs, Ward

Others Present: None

Pledge of Allegiance was led by Chairman Doepker

Motion was made by Whitford, supported by Shrum, to approve the minutes of the December 13, 2006, meeting as presented. All ayes. Motion carried.

This is the date given in notice published in the Morning Sun to hold public hearing to receive public input concerning establishment of appropriate zoning district(s) for lands within the Renaissance Zone.

Chairman Doepker declared the public hearing open for discussion:

There was no one in attendance to make comment.

The Planning Commission reviewed the Bethany Township Master Plan and Zoning Ordinance which included these parcels of property in their planning and zoning . In keeping with the provisions of the City Council of St. Louis and Bethany Township Joint Agreement for Conditional Transfer of Property covering these land areas, the City of St. Louis is responsible for Zoning. Subsequent to entering the AGREEMENTS City of St. Louis had not amended its Zoning Ordinance to include these land areas into zoned districts. Recent contact from a property owner's agent for the proper zoning has brought this fact to light and necessitated zoning action in accordance with the AGREEMENTS.

Members present discussed what they believe to be the best zoning for lands in the Renaissance Zone.

The Renaissance Zone for discussion purposes can be divided into three distinct areas described as:

Michigan Live Stock Exchange – That parcel of property identified as being South of the Railroad, North of State Highway M-46 and East of Crowell Road Parcels #29-02-029-010-00, 29-02-029-009-00 and 29-02-029-005-00.

Glover-Two parcels of property identified as approximately 90 acres being South of the Railroad and East of Croswell Road; Parcels #29-02-029-006-10 and 29-02-029-011-00.

Mikek-A parcel of property identified as approximately 97.8 acres being South of the Railroad and West of Croswell road parcel; #29-02-030-018-00.

The Planning Commission felt the West ½ of the Mikek property may be best suited to be zoned Multifamily Residential R-3 which is adjacent to property on Euclid Street in the City already zoned R-3. The East ½ of the Mikek property would be best suited as Industrial Park I-2.

The Planning Commission felt that the entire Glover Parcel should be zoned I-2.

The Planning commission felt that the entire Michigan Livestock Exchange parcel should be zoned General Business C-2.

Motion was made by Shrum, supported by Nixon to close the public hearing at 7:35 p.m. All ayes. Motion carried.

The Planning commission agreed to hold public hearing and take action with regard to designating zoning districts for the parcels at the next regular meeting whereupon appropriate notice could be served in accordance with statute.

Motion was made by Shrum, supported by Nixon, to adjourn at 78:36 p.m.

Robert McConkie

Acting Secretary

No meeting was held in February.

Due to lack of business, the March Planning Commission meeting was cancelled.

St. Louis Planning Commission Meeting

Wednesday, April 11, 2007

The regular meeting of the St. Louis Planning Commission was called to order by Chairman Doepker at 7:00 p.m.

Members Present: Doepker, Nixon, McConkie, Kelley, Kubin, Ward, Whitford

Members Absent: Shrum, Roehrs

Others Present: Katherine Goettling

Pledge of Allegiance was led by Chairman Doepker

Motion was made by Kubin, supported by Shrum, to approve the minutes of the January 10, 2007 meeting with the following corrections being made, “The Planning Commission reviewed the Bethany Township Master Plan and Zoning Ordinance which included *three* parcels of property in their planning and zoning.”

Also being corrected, “Motion was made by Shrum, supported by Nixon, to adjourn at **7:36 p.m.**” All ayes.

REZONING – VELSICOL SITE

Motion was made by Kubin, supported by Kelley to set a public hearing on **Wednesday, May 9, 2007 at 7:00 p.m.** to request the rezoning of ten parcels located on the Velsicol site from **I-1 (General Industrial) to R-1 (One Family Residential)**.

All ayes.

*MDOT ENHANCEMENT REVIEW (Depot Area)*

McConkie explained the site plan to the board members. Moved by Kelley, supported by Kubin to approve the site plan for the MDOT Enhancement.

All ayes.

OTHER BUSINESS

McConkie discussed updating the Zoning Ordinance. He suggested the Planner attend a meeting and conduct a presentation. McConkie suggested September or October. Staff could go through the Zoning Ordinance first to figure out what areas need to be addressed.

Motion was made by Kubin, supported by Nixon to adjourn at 7:24 p.m.

Katherine Goettling

Planning Commission Secretary

## **St. Louis Planning Commission Meeting**

Wednesday, May 9, 2007

The regular meeting of the St. Louis Planning Commission was called to order by Chairman Doepker at 7:00 p.m.

Members Present: Doepker, Nixon, McConkie, Shrum, Whitford

Members Absent: Kelley, Kubin, Roehrs, Ward

Others Present: Katherine Goettling Zoning Administrator

Richard Green St. Louis

Tim Hunnicutt Cambridge Apartment – Owner

Howard Corbin Oakwood Architectural

Leslie Linsemier Cambridge

Richard Peacock Cambridge

Honda-Joe & Julie Fuentes 322 North St., St. Louis

Joe Scholtz 313 W. Saginaw St., St. Louis

Harold Krepps 114 S. Watson St., St. Louis

Dale Krepps 114 S. Watson St., St. Louis

Pledge of Allegiance was led by Chairman Doepker

Motion was made by Whitford, supported by Shrum to approve the minutes of the April 11, 2007 meeting. All ayes.

### **PUBLIC HEARING - REZONING VELVICOL SITE**

McConkie explained the City's reasons for requesting the rezoning. The two main reasons are as follows:

1. If the property is zoned residential the standards for clean up will be higher than if it remained Industrial.

2. If the property remained Industrial, once it is approved for clean up, it would be able to be occupied as Industrial again. That would not be in the best interest of the city due to the fact that the neighboring property is residential.

Residents, Harold & Dale Krepps inquired if taxes would be raised if the property were to be rezoned. Resident, Honda-Joe Fuentes also inquired if his taxes would be raised. McConkie stated that the taxes would not be raised due to the rezoning. City Assessor, Goettling, stated that the reasons for any taxable values being increased would be due to the rate of inflation multiplier and if any new construction was to be done on the property.

Joe Scholtz stated that he was in favor of the rezoning.

A letter was received from the Office of Custodial Trust on behalf of LePetomane III stating that they were opposed to the rezoning. The letter of opposition is attached to these minutes. McConkie stated that the letter does not hold much validity.

Motion was made by Shrum, supported by Nixon to recommend to the City Council the rezoning of the following parcels from Industrial to R-1 One Family Residential:

29-53-010-383-00

Deed L469 P795 A PARCEL OF LAND DESC AS BEG AT INTERSECTION OF N LINE OF WASH AVE WITH W LINE OF WATER ST. W ALG N LINE OF WASH AVE TO E MARGIN OF PINE RIVER, NW ALG E MARGIN OF PINE RIVER TO N LINE OF SAGINAW ST, E ALG N LINE OF SAGINAW ST TO A PT 429 FT W FROM W LINE OF WATER ST, N 132 FT, E 198 FT TO A PT N 264 FT TO S LINE OF CENTER ST, E ON S LINE OF CENTER ST 231 FT TO W LINE OF WATER ST, S ON W LINE OF WATER ST TO BEG, ALSO COM 19 RDS W OF NW COR OF BLK 86, H L HOLCOMB'S ADD, S 16 RDS, W TO A PT 16 RDS S & 57 RDS W OF NW COR OF BLK 75, HOLCOMB & EVANS ADD, N 16 RDS, E TO BEG, ALSO COM 57 RDS W & 131 FT N OF SW COR OF BLK 75 HOLCOMB & EVANS ADD, N 265 FT, W 122 FT, S 150 FT, E 30 FT, S 115 FT, E 92 FT TO BEG, ALSO COM 57 RDS W OF SW COR OF BLK 75, HOLCOMB & EVANS ADD, N 131 FT, W 92 FT, N 115 FT, W 30 FT, N 150 FT, W 76 FT, S 10 RDS, W 8 RDS, S 10 RDS, S 10 RDS, E 5 RDS, S 4 RDS, E 15 RDS TO BEG, ALSO COM 24 RDS N & 69 RDS W OF SW COR OF BLK 75, HOLCOMB & EVANS ADD, S 10 RDS, W 8 RDS, N 10 RDS, E 8 RDS TO BEG, SEC 24-12-3, CITY OF ST. LOUIS.

29-53-450-011-00

DEED L 469 P 795 H. L. HOLCOMB'S ADDITION LOTS 1-2-3-4-5-6 BLOCK 85

29-53-450-016-00

DEED L 469 P 795 H.L. HOLCOMB'S ADDITION LOTS 1,2,3,4,5,6 LESS E 15 FT. BLOCK 86

29-53-450-022-00

DEED L 469 P 795 H. L. HOLCOMB'S ADDITION LOTS 11 & 12 BLOCK 87.

29-53-500-002-00

DEED L 469 P 795 HOLCOMB & EVANS ADDITION S 9 RODS OF LOT 8 BLOCK 70

29-53-500-003-00

DEED L 469 P 795 HOLCOMB & EVANS ADDITION N 7 RDS OF LOT 8 BLK 70

29-53-500-014-00

HOLCOMB & EVANS ADDITION W ½ OF LOTS 1 & 2 BLOCK 73

29-53-500-001-00

DEED L 469 P 795 HOLCOMB & EVANS ADDITION LOT 7 BLOCK 70

29-53-450-021-00

DEED L 469 P 795 H. L. HOLCOMB'S ADDITION LOTS 7-8-9-10 BLOCK 87

29-53-450-023-00

DEED L 469 P 795 HL HOLCOMB'S ADDITION COM AT SW COR OF LOT 3 BLK 70 OF HOLCOMB & EVANS ADD, THE E 246 FT. N 99 FT, E 49.5 FT TO PINE RIVER, NORTH, WEST & SOUTH ALG RIVER TO INTERSECTION OF SAME WITH THE N LINE OF CENTER ST. E ALG N LINE OF CENTER ST TO SE COR OF LOT 6, BLK 87, H L HOLCOMB'S ADD, N ALG E LINE OF LOTS 1-6 INC TO SE COR OF LOT 6, BLK 88, H L HOLCOMB'S ADD, E ALG N LINE OF NORTH ST TO SE COR OF LOT 6, BLK 70, HOLCOMB & EVANS ADD, N 165 FT, W 198 FT TO BEG, CITY OF ST LOUIS

All ayes.

### **CAMBRIDGE WOODS SITE PLAN REVIEW AND APPROVAL**

Tim Hunnicut introduced Howard Corbin, Leslie Linsemier, and Richard Peacock to the planning members. They were responsible for completing the site and building plans for Cambridge Woods.

Mr. Corbin described each page of the site plan in great detail. The site plan meets and in some cases, exceeds the City's zoning requirements.

He stated that they met with the County Drain Commissioner. Any drainage is required to pass through a sediment basin, located on the west end of development and building number one. Drainage must pass through the sediment basin prior to entering County drain. Building 3 encroaches County drain, however; the county will be giving up a portion of the easement.

Shrum asked if a caretaker will be caring for the new trees that will be planted on site. Mr. Hunnicutt stated that they will have a one year guarantee that starts upon completion of project so in reality it usually becomes a two year guarantee. They will have a management staff in charge of the plantings.

The Sewer and Water was done in coordination with Kurt Giles, Utilities Director and Bob McConkie, City manager. The Electrical was discussed with Kurt Giles and Mike Parsons, Electric Department Supervisor.

Shrum inquired if wiring would be underground. Mr. Corbin stated that wiring would be underground.

Nixon inquired about M-46 entrance/exit. McConkie stated that the street was completed in coordination with MDOT and it will be the city's responsibility.

Mr. Corbin explained the architecture of the building.

Motion was made by McConkie to approve the site plan subject to development agreement and County drain permit obtained by Cambridge Apartments.

Katherine Goettling

Planning Commission Secretary

## **St. Louis Planning Commission Meeting**

**Wednesday, June 13, 2007**

The regular meeting of the St. Louis Planning Commission was called to order by Chairman Doepker at 7:00 p.m.

Members Present: Doepker, Nixon, McConkie, Kelley, Shrum, James Kelly, Roehrs, Ward, Whitford

Members Absent: Kubin

Others Present: Katherine Goettling Zoning Administrator

Doug Dice 1748 W. Jefferson Rd.

Dana Saurman 135 Davis St.

Melissa Allen 610 N. Union St.

Pledge of Allegiance was led by Chairman Doepker.

Motion was made by Shrum, supported by Whitford to approve the minutes of May 9, 2007. All ayes.

### **Lot Split**

An application for a property lot split was submitted by Luane Slosson for 413 Hubbard St.

Moved by Shrum, supported by Kelley to approve the property lot split for 413 Hubbard St. All ayes.

### **River Rock Addition/Renovation**

Doug Dice explained the expansion of the existing River Rock Restaurant. Dana Saurman stated the addition is needed to make the "family" eating area a non-smoking room and a larger banquet room.

James Kelly asked how many tables will fit in the patio area. Dana stated that six tables would be able to fit.

McConkie explained the required setback doesn't meet the requirements. McConkie explained that the City would deed property to Dana and in return the City would obtain an easement for the alley. Shrum asked if that could be done. McConkie replied, "Yes." The City would require Dana to pay the legal fees for preparing the deed.

Motion was made by Roehrs, supported by Kelley to approve the site plan for the expansion of River Rock Restaurant subject to the City deeding a piece of property to River Rock Restaurant, River Rock paying the legal fees, and meeting the required setback. All ayes.

Motion was made by Ward, supported by Nixon to adjourn at 7:36 p.m. All ayes.

Katherine Goettling

Planning Commission Secretary

Due to lack of business the July Planning Commission meeting was cancelled.

St. Louis Planning Commission Meeting

Thursday, August 9, 2007

The regular meeting of the St. Louis Planning Commission was called to order by Chairman Doepker at 7:48 p.m.

Members Present: Nixon, McConkie, Kelley, Shrum, James Kelly, Roehrs, Whitford

Members Absent: Kubin, Doepker, Ward

Others Present: Katherine Goettling Zoning Administrator

Gwendel & Laura Dancer Jackson Rd

Butch & Carolyn Hagen 127 W. Jackson Rd.

Howard & Delores Comstock St. Louis

Ross & Kim Schnepf Riverdale

Jim Redding Rowe

Sue Whitford 403 E. Tyrell St.

Ron McDillen 7312 N. State Rd.

Nancy Patrick 7040 N. State Rd.

Jim & Betsy Patrick 7050 N. State Rd.

Chelsy Foster 204 S. Court St., Alma

Paul Erskine Building Inspector

Pledge of Allegiance was led by Shrum.

Motion was made by Roehrs, supported by Kelley to approve the minutes of June 13, 2007. All ayes.

Public Hearing – Special Use Permit (SST-Environmental)

Shrum opened the public hearing at 7:57p.m.

Chelsy Foster spoke on behalf of Greater Gratiot Development. He spoke in favor of SST's project. He stated that the process is environmentally friendly, the project would be a positive addition to the tax roll, create new jobs, and it will have a nice appearance.

Delores Comstock stated that she and her husband are not in favor of the development. She stated that they do not want that for a neighbor.

Gwendel Dancer stated that he is not in favor of the development.

Clare (Butch) Hagen stated that he is not in favor of the development. He feels there are more suitable places for this operation. Hagen stated that he is not against the business but does not want it by him.

Delores Comstock asked about odor from the business. Shrum stated that there will be times when there is odor. Comstock asked if all other places have been investigated for location. Shrum stated that SST needs a waste/water treatment plant.

Roehrs stated "there's no way that theres not going to be odor."

Comstock asked Ross what they currently do with their waste. Ross stated that they knife it into farm fields.

Hagen asked what would happen if there were accidents? Hagen expressed his concerns if there were any spills of septic waste.

A resident asked Ross what would happen if the Portable toilets returned dirty. Ross replied that it would be an issue with the employee and he would take care of it.

McConkie stated that the City's Zoning Ordinance does not allow odor that would be dangerous, injurious, noxious, annoying or otherwise deleterious to other lawful uses of property.

Shrum closed the public hearing at 7:59p.m.

Moved by Kelley, supported by Kelly to approve the Special Use Permit for SST-Environmental. Nays were Nixon, Roehrs, Whitford. Ayes were McConkie, Kelley, Shrum, Kelly.

Site Plan Review – SST-Environmental

McConkie introduced the site plan. He stated that the site plan has been reviewed by staff and all the requirements have been met.

McConkie submitted a memo explaining the issues for ZBA and Planning Commission considerations relating to the SST proposed project.

Shrum asked Jim Redding if screening will be along the highway. Jim stated that they could do screening there. Shrum asked if the walls were steel. Jim stated that they will be steel or metal siding and masonry.

Erskine asked if the State is responsible for inspecting the construction of the tanks on site.

Roehrs asked if they are building new septic tanks. Ross answered, "Yes." Ross stated that the construction and storage of tanks will be in the back of the building within the fenced area.

Roehrs asked if the business could be built in the Renaissance zone. McConkie stated that it is not ready for development.

Nancy Patrick stated that she is concerned with leaking into the ground. She stated that she has well water.

Residents stated that they already smell the odor from Plasti-paint. They are concerned about more odors being created from SST.

Residents are concerned about their property values being lowered due to the new development.

A couple of the residents did compliment the Schepps on being good people to work with.

Moved by Kelley, supported by Nixon to approve the SST-Environmental site plan, supported by Nixon. Ayes were Nixon, McConkie, Kelley, Shrum, Kelly, Ward, Whitford. Nays were Roehrs.

Moved by Roehrs, supported by Kelley to adjourn at 8:09p.m. All ayes.

Katherine Goettling

Planning Commission Secretary

Due to lack of business the September Planning Commission meeting was cancelled.

No meeting was held in October.

The November 14, 2007 meeting was cancelled.

A Special Joint Meeting was held November 29, 2007.

## St. Louis Planning Commission Meeting

Wednesday, December 12, 2007

The regular meeting of the St. Louis Planning Commission was called to order by Chairman Doepker at 7:00 PM.

Members Present: Doepker, Nixon, McConkie, Kelley, Shrum, Kubin, Roehrs, Ward, Whitford

Members Absent: None

Others Present: Katherine Goettling

Pledge of Allegiance was led by Doepker.

Moved by McConkie, Supported by Shrum to approve the minutes of August 9, 2007 with the following corrections:

Doepker called meeting to order should read as follows: Shrum called meeting to order.

Shrum closed the public hearing at 7:59 PM should read as follows: Shrum closed the public hearing at 8:59 PM

Ayes were Nixon, McConkie, Kelley, Shrum, Kelly, Ward, Whitford. Nays were Roehrs should read as follows: Ayes were Nixon, McConkie, Kelley, Shrum, Kelly. Nays were Roehrs, Whitford.

Moved by Roehrs, supported by Kelley to adjourn at 8:09p.m. All ayes, should read as follows:

Moved by Roehrs, supported by Kelley to adjourn at 9:09p.m. All ayes.

### **Discuss November 29<sup>th</sup> Joint Planning Meeting**

McConkie was appointed representative for the Joint Master Planning Steering Committee. The group meets once a month. McConkie stated that it is a real opportunity to work with other communities. He will be giving updates each month at the regular Planning Commission meetings.

Members commented on how many people attended the Joint Planning Meeting. They were pleased with the attendance.

Moved by Kelly, supported by Shrum to adjourn at 7:37 PM. All ayes.

Katherine Goettling

Planning Commission Secretary