

St. Louis Planning Commission Meeting

Wednesday, February 11, 2009

The regular meeting of the St. Louis Planning Commission was called to order by Chairman Doepker at 7:04 p.m.

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

Members Absent: Kelly, Kubin

Others Present: Katherine Goettling

Pledge of Allegiance was led by Doepker.

Minutes for the December 10, 2008 meeting were not available. Minutes of the December 14, 2005 meeting were submitted in error.

Informational Items

McConkie handed out copies of articles from the Zoning & Planning magazine to members. "Proactive Planning" "While the Economy is Down" "What your Planning Commission Should Be Doing Now" and "Using Best Practice Principles to Guide Development of the Master and Creation of Better Communities" were given to the members to review.

New Business

McConkie handed out a copy of the results from the Gratiot County Master Plan Public meetings.

McConkie recommended the members review the Master Plan.

Moved by Nixon, supported by Shrum to adjourn at 7:50 p.m. All Ayes.

Katherine Goettling
Planning Commission Secretary

March 12, 2009
Saint Louis, Michigan

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

Present: Doepker, Kelley, McConkie, Roehrs Shrum, Ward, Whitford
Absent: Kubin, Nixon
Also Present: Chuck Griffith and members of the Office of Human Services Board of Directors.

The pledge of allegiance was led by Chairman Doepker.

Motion made by Roehrs, supported by Whitford to approve the minutes of the regular meeting December 10, 2008. All ayes. Motion carried.

Motion made by Roehrs, supported by Shrum to approve the minutes of the regular meeting February 11, 2009. All ayes. Motion carried.

Chuck Griffith presented a site plan for a new building to be constructed on the site of the existing Office of Human Services building at 232 N. Mill Street. Discussion ensued concerning specifics of the site including the building not meeting the rear yard setback and materials for the building front facing Mill Street. Mr. Griffith presented a West elevation drawing depicting a masonry building front that was more acceptable to the Planning Commission as meeting the appearance standards referenced in Zoning Ordinance Article 16 Section 16.4(3)(i).

Motion made by Shrum, supported by Ward, to approve the site plan contingent on the following:

1. Reduction on size of the structure to meet the required rear yard setback; or
2. Acquisition of additional property to sufficient to meet the rear yard setback; or
3. Successful grant of variance from the Zoning Board of Appeals regarding the rear yard setback; and
4. Alternate building face material (Mill Street building front) is to be used, as approved by City staff, other than steel face material presented in building plans attached to the site plan.

All ayes. Motion carried.

Motion made by Kelley, supported by Whitford, to adjourn at 8:03 p.m.

Robert McConkie
Acting Secretary

St. Louis Planning Commission Meeting

Wednesday, May 13, 2009

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

Present: Doepker, Nixon, McConkie, Kelley, Whitford, Shrum, Ward
Absent: Kubin, Roehrs
Also Present: Katherine Goettling
Dorothy Trgina St. Louis Parks & Recreation
Rob Eggers Spicer Engineering

The pledge of allegiance was led by Chairman Doepker.

Motion made by Kelley, supported by Shrum to approve the minutes of the regular meeting March 12, 2009. All ayes. Motion carried.

Informational Items

McConkie handed out copies of articles from the Zoning & Planning magazine to members, "MICHIGAN'S PROBLEM IS NOT SO MUCH IN LOSING RESIDENTS, AS IT IS IN NOT GAINING NEW ONES," "RETAIL BUSINESS INCUBATOR: A Downtown Redevelopment Strategy in Constantine, Michigan," "MAP SPRING INSTITUTE." McConkie handed out a correspondence from the Governor regarding the Wind Energy Zoning Ordinance, Minutes from the City of Alma Planning Commission meeting dated April 2, 2009, and the City of Alma DDA minutes dated January 8, 2009.

New Business

Rob Eggers, City's planner from Spicer Engineering, attended the meeting to meet the members and help guide them with updating the Master Plan. Eggers gave the members a copy of the Gratiot County Master Plan December public meeting results and a copy of the City's goals from the 2005 Land Use Plan. The members and Eggers discussed the 10 goals of the City. Eggers handed out a copy of the Gratiot County 7 Master Plan goals. Eggers conducted an exercise by asking the members to list the City goals onto the County goals.

Discussion was made on Dial-A-Ride service in the area. Trgina commented that Dial-A-Ride only visits St. Louis four times per day. She feels it is an inconvenience for the senior citizens.

Shrum commented that there should be a county wide education such as community college.

Eggers questioned members about the former Velsicol site.

Trgina asked about the trails. Eggers stated that the trails were addressed in the plan. There is a tentative route planned for a trail to St. Louis.

McConkie stated that number 7 of the County plan which states, “Continue and Strengthen quality community collaboration to promote sustainable planning practices and elevate Gratiot County as a whole,” is meaning combining services such as fire and police. Waste services have already been combined.

Eqqers questioned expanding our utility services agreement with Pine River and Bethany Township.

McConkie is the Chair of the Steering Committee and he will be updating Planning members on those meetings.

McConkie’s objective for tonight’s meeting was to have Planning members meet Eggers along with assisting them with updating of the Master Plan.

Motion made by Nixon, supported by Kelley to adjourn at 7:55 PM.

Katherine Goettling
Planning Commission Secretary

St. Louis Planning Commission Meeting

Wednesday, June 10, 2009

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

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

Absent: Kubin, Roehrs, Shrum

Also Present: Katherine Goettling

The pledge of allegiance was led by Chairman Doepker.

Motion made by Kelley, supported by Nixon to approve the minutes of the regular meeting May 13, 2009 with the correction under New Business: "Eggers conducted and exercise by asking members to list the City goals onto the County goals." "And should be replaced with an." All ayes. Motion carried.

Informational Items

McConkie handed out Planning & Zoning information.

New Business

Rob Eggers submitted a draft ordinance pertaining to Outdoor Wood-Fired Boilers for board members review. Three (3) alternatives were outlined.

Members chose alternative 1: "No person shall install, use, or maintain an outdoor wood-fired boiler in the City Of St. Louis." Motion by Ward, supported by Nixon to recommend to the City Council the draft ordinance stating "no person shall install, use, or maintain an outdoor wood-fired boiler in the City Of St. Louis." All ayes. Motion carried.

Motion made by Kelley, supported by Nixon to adjourn at 7:37 PM.

Katherine Goettling
Planning Commission Secretary

August 26, 2009
Saint Louis, Michigan

A special meeting of the Saint Louis Planning Commission was called to order by Acting Chairperson Shrum at 7:00 p.m.

Present: Kelley, McConkie, Nixon, Roehrs, Shrum, Whitford
Absent: Doepker, Kubin, Ward
Also Present: Charles Agle, Joyce Agle, Walter Rolston, Mary Ann Rolston, Michael McKenzie, Kathy Marr, Butch Hagan, Eric Roslund, Sandy Ebright, Laura Dancer, Gwendel Dancer, Kim Schnepf, Ross Schnepf.

The pledge of allegiance was led by Member Shrum.

Member McConkie presented the information to members as follows:

The purpose of the Special Meeting as provided in the notice published in the Morning Sun on August 10, 2009 was to hold public hearing and consider Special Use Permit for a proposed waste water treatment and recycling facility for the purposes of fertilizer production and distribution submitted by SST Environmental, LLC for property described as Woodside Industrial Center East Lot 7.

Member McConkie proceeded to describe the project in some detail and asked Ross Schnepf to add to the comments to describe the project in greater detail for members and the public. The proposed facility would accept waste from septic tank and restaurants, process the waste, discharging liquid waste to the City sewer system. The solid waste after processing would initially be hauled to an approved landfill. The intent is to eventually process this solid waste to be used for fertilizer. It was explained the MDEQ is directing that waste no longer be land applied as it had been in the past which has dictated need for such facilities. It was explained that the entire process would take place within the confines of the building and no process or storage would be outside the building.

The public in attendance began to ask questions and add comment. Member McConkie attempted to intervene indicating the public hearing and comment period had not yet been opened.

Acting Chair Shrum declared the public hearing open for comments at 7:08 p.m.

Explanation of the proposed facility operation continued. Odor from the facility would be controlled by an air filtration system which is designed to remove odor from exhaust air from the building.

Kathy Marr indicated that she was representing Momentum Industries located on Woodside Drive across the street from the proposed project location. She brought with her a copy of the Industrial Park covenants and indicated that she interpreted the covenants such that the proposed use of the property is not one of the uses provided for under the covenants. She indicated to the

Commission that if the proposed use was allowed and odor from the facility was a problem, Momentum Industries may not stay in their location.

Member McConkie indicated that although he is not an attorney, he would believe covenants would be similar to subdivision covenants whereby owners of property in the Park would be responsible for enforcing the covenants. Regardless, the City Planning Commission can only consider the provisions under the Zoning Ordinance.

Butch Hagan spoke of his tour of a similar facility in Traverse City and the fact that there was odor from that facility. He indicated his opposition to the facility.

Other persons in the audience commented speaking of their concern for odor from such a facility. Several indicated their opposition to such a facility being approved at this location.

Hearing no further comment, Acting Chair Shrum closed the public hearing at 7:40 p.m.

Member McConkie reported that he, Don Schurr, and Kurt Giles toured the Traverse City facility and did not find it offensive.

Member Kelley spoke about her residence located near the City waste treatment facility.

Commission Members briefly discussed the matter.

Motion by Member Kelley, supported by Member Shrum, to grant Special Use Permit for a proposed waste water treatment and recycling facility for the purposes of fertilizer production and distribution submitted by SST Environmental, LLC for property described as Woodside Industrial Center East Lot 7 subject to conditions prescribed in Zoning Ordinance Section 17 (nn) 5, 6, and 7.

Roll Call Vote:

Ayes: Kelley, McConkie, Shrum, Whitford

Nays: Nixon, Roehrs

Motion made by Kelley, supported by Roehrs, to adjourn at 8:00 p.m.

Robert McConkie
Acting Secretary

St. Louis Planning Commission Meeting

Wednesday, September 9, 2009

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

Present: Doepker, Nixon, McConkie, Kelley, Shrum

Absent: Whitford, Kubin, Roehrs, Ward

Also Present: Katherine Roslund

James Pappas (Architect) Fusco, Shaffer & Pappas, Inc.

Jeremy Griffis Fusco, Shaffer & Pappas, Inc.

Dick Prestage Schnepf Health Care Center

The pledge of allegiance was led by Chairman Doepker.

Motion made by Kelley, supported by Shrum to approve the minutes of the special meeting August 26, 2009. All ayes. Motion carried.

New Business

Site Plan Review-Schnepf Health Care Center

Pappas explained the site plan. McConkie discussed a visibility issue with the hedges indicated on the site plan. Pappas agreed that there may be a visibility issue, however; he was only trying to follow the requirements of the site plan. Pappas stated that the hedge will be re-visited and they will come up with an approved plan. This site plan is considered phase II and Pappas stated there is a phase III project in the future that would include an addition. Phase I included interior renovations.

Motion made by McConkie to approve the site plan provided the landscaping concerning the hedge is looked into. Supported by Nixon. All ayes. Motion carried.

OTHER BUSINESS

McConkie informed the members that we will mail the County Wide descriptions when they are available.

Motion made by Shrum, supported by Kelley to adjourn at 7:15PM.

Katherine Roslund
Planning Commission Secretary

St. Louis Planning Commission Meeting

Wednesday, November 11, 2009

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

Present: Doepker, Nixon, McConkie, Kelley, Roehrs

Absent: Whitford, Shrum, Kubin, Ward

Also Present: Katherine Roslund
Joe Scholtz

The Pledge of Allegiance was led by Chairman Doepker.

Moved by Kelley, supported by Roehrs to approve the minutes of the regular meeting September 9, 2009. All ayes.

New Business

McConkie discussed the Gratiot County Master Plan. Members reviewed the Future Land Use Plan and discussed any changes and/or ideas.

Moved by Nixon, supported by Roehrs to adjourn at 8:31 PM

Katherine Roslund
Planning Commission Secretary

St. Louis Planning Commission Meeting

Wednesday, December 9, 2009

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

Present: Doepker, McConkie, Kelley, Whitford, Shrum, Roehrs

Absent: Nixon, Kubin, Ward

Also Present: Katherine Roslund
Joe Scholtz

The Pledge of Allegiance was led by Chairman Doepker.

Moved by Kelley, supported by Shrum to approve the minutes of the regular meeting November 11, 2009. All ayes.

New Business

McConkie discussed the City of Alma Amendments to Master Plan & Recreation Plan. Referencing a letter of opinion from Alma's City Attorney to the Alma Planning Commission regarding property exchange of a portion of a park for adjacent privately owned property. According to the Home Rule Cities Act, MCL 117.5 and the City of Alma Charter, a sale is prohibited as well as an exchange only if the park is a part of the City's master plan. The City of Alma Planning Commission presented the letter of opinion to the City Of St. Louis Planning Commission at their last meeting for information only.

Moved by Kelley, supported by Roehrs to direct City Manager McConkie to advise the Alma Planning Commission that the St. Louis Planning Commission supports the proposed amendment for purposes expressed in the notice and communications received by this commission.

Moved by Shrum, supported by Roehrs to adjourn at 7:19 PM

Katherine Roslund
Planning Commission Secretary