

Wednesday August 12, 2015
Saint Louis, Michigan

A regular meeting of the St. Louis Planning Commission was called to order by Acting Chairman Donna Kelley at 5:30 P.M.

Present: D. Kelley, Giles, Reed, Kelly, Whitford,

Absent: Doepker, Smith, Palmer

Also Present: Paul Erskine Building Official, Gary DeShano DeShano Development Corp., Scott Bell Engineer Lapham Associates

The Pledge of Allegiance was led by Acting Chairman Donna Kelley.

Motion made by Reed, supported by J. Kelly, to approve the minutes of the last meeting on June 10, 2015. All ayes, Motion carried.

Kurt Giles advised the Planning Commission that the city has been reviewing a site plan submitted by DeShano Development Corporation in regards to the area at 401 North Mill Street for senior living quarters over top of a community center type area.

Gary DeShano from DeShano Development Corporation advised the Planning Commission that his company has been making developments for 50 years now and has done senior living projects for other areas similar to this one that they have submitted. They are seeking tax credits from the State through the MSHDA program for this project. There is a deadline of October 1st for the applications so they are working hard to make this date. The first floor would consist of a community center for residents and others to use also. Gary stated they are hoping to help revitalize downtown St. Louis with this new addition to the north end of town. Tom Reed asked to see a picture of the finished complex, Gary stated they do not have one right now but advised the picture of the apartments in Clare Michigan are similar to the design of the ones for St. Louis. Gary advised that not all units will have balconies but the majority of them will have them. There will also be income limitations for the apartments and that the rent would be rates based on that. The residents must be 55 or older per MSHDA requirements. The doors will be locked at all times, visitors will be buzzed in by the residents. There will be ample parking spots available but no carports at this time.

Scott Bell (engineer) handed out a new site plan with updated screening on the west side of the apartments. Scott advised that they would like to add 1-3 apartments to the first floor of the complex but is aware that the Zoning Ordinance for this district does not allow them on the first floor. Kurt Giles advised that they would need to apply for a variance for this to be allowed.

Kurt recommended to the Planning Commission that they approve the site plan for the 21 unit apartment complex with the community room on the first floor, apartments only on second, third and fourth floors and the updated screening for the area between the residential neighbor and the complex. Tom Reed asked about the lighting and that there was a concern that it would bother the neighbors and be too bright. Gary stated that the lights they will be using will not bother the neighbors. They will keep the amount of lights and at a minimum and with the added screening there should be no issues with the lighting.

Motion made by Reed to approve the site plan with the 21 unit apartment complex, supported by J. Kelly. All ayes. Motion carried.

Kurt Giles advised the Planning Commission that there will be a request to combine two parcels along Euclid Street in the near future. A resident purchased a piece of property and would like to combine it to the bigger parcel that he owns to the North of it.

There was no other business to come before the Planning Commission.

Moved by D. Kelly, supported by Reed to adjourn at 6:15P.M.

Dori Foster
Recording Secretary

Wednesday June 10, 2015
Saint Louis, Michigan

A regular meeting of the St. Louis Planning Commission was called to order by Chairman Doepker at 5:30 P.M.

Present: Doepker, Smith, Giles, J. Kelly, D. Kelley, Palmer, Whitford, Reed

The Pledge of Allegiance was led by Chairman Doepker.

Motion made by D. Kelley, supported by Whitford, to approve the minutes of the last meeting on May 13, 2015. All ayes. Motion carried.

Kurt Giles advised the Planning Commission that the city received two applications for a Lot/Split and Combine. The property to be split is located at 305 East Hazel Street. Per the survey for the property at 305 East Hazel Street Lot 4 of the property would be split off to be combined with the property at 309 South Clinton. Both property owners are in agreement of the purchase and split of the said property. The owner at 309 South Clinton has no intentions of changing the property once it is combined to his parcel. The owner would like to keep up the garden that is on the property once he takes possession of it. Kurt Giles recommended that the Planning Commission approve the Lot Split and Combine for the two properties.

Motion made by D. Kelley, supported by Reed to approve the lot split at 305 East Hazel Street and combine lot 4 to 309 South Clinton Street. All ayes. Motion carried.

Kurt Giles advised the Planning Commission that Apex is looking to expand to the East and North of their property to accommodate a new building and more storage for the boats.

There was no other business to come before the Planning Commission.

Moved by Reed, supported by J. Kelly to adjourn at 5:35P.M.

Dori Foster
Recording Secretary

Wednesday May 14, 2015
Saint Louis, Michigan

A regular meeting of the St. Louis Planning Commission was called to order by City Manager Kurt Giles at 6:15 P.M.

Present: Whitford, D. Kelley, Smith, Palmer, Giles
Absent: Kelly, Reed, Doepker
Also Present: Rich Sabatovich Plasti-Paint

A quorum was held at 6:15 P.M. City Manager Kurt Giles advised the Commission of the Lot Split and Combine from Lot 8 to Plasti-Paint for the new addition.

Motion made by D. Kelley, supported by Whitford, to approve the Lot Split and Combine from Lot 8 to Plasti-Paint for the new addition at Plasti-Paint. All ayes. Motion carried.

Motion made by D. Kelley, to approve the minutes of the last meeting on April 22, 2015. All ayes.
Motion carried.

There was no other business to come before the Planning Commission.
Moved by D. Kelley, supported by Smith to adjourn at 6:16 P.M.

Dori Foster
Recording Secretary

Wednesday April 22, 2015
Saint Louis, Michigan

A regular meeting of the St. Louis Planning Commission was called to order by Chairman Doepker at 5:30 P.M.

Present: Doepker, Giles, Reed, J. Kelly, D. Kelley, Palmer, Whitford

Absent: Smith

Also Present: Building Official Paul Erskine, Plasti-Paint Rich Sabatovich

The Pledge of Allegiance was led by Chairman Doepker.

Motion made by D. Kelley, supported by Reed, to approve the minutes of the last meeting on March 11, 2015. All ayes, Motion carried.

Kurt Giles advised the Planning Commission that Plasti-Paint is looking to expand its facility by adding on 10,000 square feet to the existing building. There is property adjacent to Plasti-Paint that the City of St. Louis owns that Plasti-Paint would like to acquire a portion of it to accommodate the expansion. It would consist of the City of St. Louis splitting roughly 5,167 square feet from Lot 8 Parcel 53-860-042-10 and combining to Plasti-Paint for the expansion. Rich Sabatovich from Plasti-Paint advised that with the expansion they would be creating roughly 10-12 new jobs over two shifts. This new building would aid in better performance for the workers. He also advised that the previous expansion is working out great for them. Kurt Giles recommended that the Planning Commission approve the preliminary site plan for Plasti-Paint to proceed forward.

Motion made by Reed, supported by D. Kelley to approve the preliminary site plan for Plasti-Paint's expansion. All ayes. Motion carried.

Kurt Giles advised the Planning Commission that there was an application for a Lot Split and Combine that came in late but that the Planning Commission was aware of this proposal from a previous meeting on December 10, 2014. Sheila McElhaney previously combined 205 S. Lincoln to her property at 510 E. Tyrell and had intentions of selling a portion of it to her neighbor Terry Geyer to the west of her thus enlarging both of their backyard's. Mr. Geyer has applied for the split from the property to be combined to his. Sheila wrote a letter advising the City that she and Mr. Geyer had come to an agreement to convey the West half of Lot 2 to be combined with Mr. Geyer's property. Kurt Giles recommended the approval of the split and combine of the West half of Lot 2 Block 4 to Mr. Geyer.

Motion made by Reed, supported by J. Kelly to approve the split of the West half of Lot 2 Block 4 of Hasting's Addition. All ayes, Motion carried.

Building Official Paul Erskine advised the Planning Commission that he had received a complaint in regards to the parking at APEX and the fact that there isn't any. Paul stated that the boats are in the parking lot thus causing employees to park on the street. Paul wondered if there had been any discussion of APEX purchasing any of the adjacent land for this purpose. City Manager Kurt Giles advised that there had been discussion of APEX purchasing some of the city's property but that it was still just a discussion.

There was no other business to come before the Planning Commission.

Moved by D. Kelley, supported by J. Kelly. To adjourn at 5:58 P.M.

Dori Foster
Recording Secretary

St. Louis Planning Commission Meeting
Wednesday, March 11, 2015

The regular meeting of the Saint Louis Planning Commission was called to order by Chairman Doepker at 5:30 P.M.

Present: Dan Doepker, Kurt Giles, Jim Kelly, Donna Kelley, Tom Reed, Walt Smith, Sue Whitford, Kevin Palmer

Absent: None

Also Present: Fire Chief Rich Apps, Joel Brookens – Lapham & Associates, Josh Melnek – JBS Contracting, Chris Engle and Jason Apple – A & E Ag

The Pledge of Allegiance was led by Dan Doepker

Minutes.

Motion by D. Kelley, supported by J. Kelly, to approve the minutes of the December 10, 2014 regular meeting. All ayes carried the motion.

Lot Split/Combine – 721 E. Washington (Bear Truss).

City Manager Giles introduced the request for lot split and combine application filed by Ken Luneack Construction, Inc. of Bear Truss. The request is to split 6.89 acres from Bear Truss located at 715 E Washington Avenue, parcel #53-010-333-04. The Proposed Split will be conveyed to A&E Ag, LLC of 720 E. Washington Street and added to parcel #53-010-336-00.

Manager Giles recommended approval of the Lot Split/Combine.

Motion by D. Kelley, supported by T. Reed, to approve the lot split of 6.89 acres from parcel #53-010-333-04 and add it to parcel #53-010-336 as proposed. All ayes carried the motion.

Site Plan Review – Mid-Michigan Community Fire Department Building Project.

City Manager Giles presented the proposed site plan for the Mid-Michigan Community Fire Department new building to be located at 220 South Main Street.

The zoning for the proposed location is C-2, the use is allowed, a letter was sent to area residents and there were no responses received, and the building is in conformance with the zoning requirements.

Discussion was held.

Motion by D. Kelly, supported by T. Reed, to approve the site plan for new Mid-Michigan Community Fire Department building to be located at 220 South Main Street.

Member Reed inquired as to when the building will be complete.

Josh Melnek stated the building should be complete by the end of September.

There was no other business to come before the Planning Commission.

Moved by Reed, supported by J. Kelly, to adjourn at 5:46 p.m.

Mari Anne Ryder
Acting Secretary