

Wednesday December 14, 2016
Saint Louis

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, S. Kelly, J. Kelly, Whitford, A. Kelly
Absent: D. Kelley, Palmer, Koutz (Student Rep.)
Also Present: Keith Risdon-Utilities Director St. Louis

The Pledge of Allegiance was led by Chairman Doepker.

Motion made by Reed, supported by J.Kelly, to approve the minutes of the last meeting on November 9, 2016. All ayes, Motion carried.

Kurt Giles advised the Planning Commission that in the packets there are notes from the previous meeting in-regards to the Master Plan. Kurt asked if there were any comments or changes that the Planning Commission had in mind. He stated that the strategies were highlighted in yellow and the blue were areas that were not part of the strategies. Kurt requested the Commissioners go through OHM's summary page by page to confirm and/or amend the content. Following is the result of that review:

Goal 2 Objective 2.1, #7 highlight in blue.

Goal 3 Objective 3.3, #6 highlight in blue.

Goal 4 Objective 4.1, #3 Re-word it to-Expand existing industrial sites, as well as develop a Regional wide industrial park suitable to include a dairy-processing plant. Also highlight this in blue.

Goal 4 Objective 4.2, #1 highlight in blue.

Goal 4 Objective 4.3, #1 highlight in blue.

Goal 5 Objective 5.1, #3 highlight in blue.

Goal 5 Objective 5.1, #4 and add #6 to develop more boat launches along the Pine River and highlight in blue. Kurt stated that the intentions were to have the Gratiot County Master Plan finished early in 2017.

Kurt advised the Planning Commission that Granger Refuse/Recycling Service is looking to expand at their Transfer Station located in St. Louis. Granger met with St. Louis officials in Thursday December 8, 2016 to go over their idea to expand the Recycling part of the facility. They would like to add a roughly 16,000 sq.ft. steel frame canvas building that would house the recycling pick up. Granger is looking to add recycling to other areas thus the need to have an area to sort it. Granger is exempt from local zoning by state law. Granger is planning to work with the community in every way possible and to introduce this new idea to the public.

Kurt stated that there was no other business.

Motion by J. Kelly, supported by Whitford to adjourn at 6:53 P.M. All ayes, Motion carried.

Dori Foster
Recording Secretary

City of St. Louis Planning Commission

Minutes of November 9, 2016 Meeting

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

Zoning Administrator/Member Giles acted as recording secretary for the meeting and began by calling the roll.

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

Members Absent: J. Kelly (excused), Wyatt Koutz (Student Rep.)

Others Present: Phil Hansen, DDA/Economic Development Director, Keith Risdon, Public Services Director, Heather Seyfarth, Planner with OHM Advisors

The Pledge of Allegiance was led by Dan Doepker.

Member S. Kelly inquired about the status of Amanda Kelly's application to serve on the Planning Commission. Giles reported that her appointment would be recommended at the November 15th City Council meeting along with acceptance of Walt Smith's resignation.

Approval of Meeting Minutes

Motion was made by D. Kelley and supported by Whitford to approve the minutes of the prior meeting held on October 19th, 2016. All ayes, Motion carried.

New Business

Giles introduced Heather Seyfarth of OHM Advisors who has been working on the update of the County-wide GREAT Plan. A list of suggested planning-related goals specific to St. Louis had been prepared by Phil Hansen. A copy is attached. Members discussed the items listed as Heather made notes to draft a summary document for a St. Louis-specific section of the GREAT Plan. Among the comments were the suggestion by Palmer that a future medical facility siting be an objective identified in the Plan. Specifically, the Former Velsicol Plant Site (FPS) was suggested as a medical center site. Member Reed inquired about the reuse plan for the FPS. It was the general belief of Giles and other attendees that current plans for site remediation would leave the property with future land use restrictions including construction of building foundations. Members agreed that studying available housing stock in an around the City's downtown area is a valuable strategy for the goal of maintaining and enhancing the vibrancy of the City's downtown district. S. Kelly suggested that expanding manufacturing and technology in the City is also an important objective. Information on some minor updates to the Future Land Use Mapping were provided to Heather at the conclusion of the review. Among proposed mapping changes was a public/quasi-public future land use of the Historical Society area which is expected to be recommended for a zoning boundary revision as a Heritage Zone. Giles and Heather Seyfarth exchanged their copies of the Future Land Use Map drawings so she had one with proposed revisions to have changes made.

Other Business

There were no other business items to come before the Planning Commission at this time.

Moved by D. Kelley and supported by Whitford to adjourn at 7:00 p.m. All ayes carried the Motion.

Kurt Giles, Acting Recording Secretary

City of St. Louis Topics for Gratiot County Master Plan
PLANNING COMMISSION WORKSHEET

Using various forms of public input has allowed the City to identify issues and establish goals and actions related to environment, housing, the economy, retail opportunities, public services and other important goals.

Environmental Improvement

Velsicol plant site
Pine River (in St. Louis as well as problems north of Alma)
Brownfield sites remaining
shoreline/bank stabilization

Residential Development

study the City's current housing stock and explore ways to improve its quality as well as address citizens and potential citizens' housing needs and preferences
single-family development in particular
new construction
demolition of dilapidated housing
renovation possibilities
multi-family
infill lots
possible INCENTIVES
Zoning Ordinance evaluated and updated
keep abreast of current MSHDA and MEDC programs
Blight Ordinance updated/improved
options for senior housing

Downtown Development

social events downtown
business attraction
Placemaking/downtown as a destination
neighborhoods around downtown including possible second story lofts
update TIF plan
continue to expand and improve St. Louis Farmers Market downtown
better signage to direct people to Central Business District
repave and streetscape North Mill Street
renovate and put old bank building back into use

Economic Development

Employment
retain and attract businesses that employ a significant number of workers
promote industrial space and incentives
explore costs to extend utilities to Crosswell Road property
SECTION 36 with Pine River Township

Education

continue to coordinate projects with St. Louis Public Schools
students taught Vocational Education skills, allowing them to work locally as well as go to college
Virtual School continued
community college explored

Parks and Recreation

coordinate with Gratiot County Recreation Commission
explore the use of County Recreation Millage funds towards City parks
walking trails and bike trails
connectivity throughout county, in particular between St. Louis and Alma
connectivity to Downtown St. Louis
more access to waterfront for boating, canoeing, fishing, north of M-46 in particular
boat launch on Michigan Avenue
Riverfront Plan
work with existing St. Louis Parks & Recreation Plan
create Trail System Plan
baseball/softball fields with schools; possible collaboration with Alma and townships
tennis courts
basketball courts
explore other funding sources for parks projects – Gratiot County Community Foundation, etc.

Public Services

roads, sidewalks – planning and possible millage for either/both
Police and/or Fire millage
DART ideas
Community Room use
utilities and infrastructure planning, maintenance and improvement
MDOT road projects
Enhancement Grant applications

History and Historic Preservation

designate St. Louis Area Historical Society property as a Heritage Zone
(this designation is already available in our Zoning Ordinance)
connect historical society and library
create an Historic Park south of the RR tracks
create program recognizing St. Louis Historic Sites and map out a walking trail

Wednesday October 19, 2016
Saint Louis

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

Present: Doepker, Giles, S.Kelly, D. Kelley, Palmer, Whitford

Absent: Smith, Reed, J.Kelly, Koutz (student)

Also Present: Keith Risdon-Utilities Director St. Louis, Bill Coty-Coty Properties LLC

The Pledge of Allegiance was led by Chairman Dan Doepker.

Motion made by D, Kelley, supported by Palmer, to approve the minutes of the last meeting on September 14, 2016. All ayes, Motion carried.

Kurt Giles advised the Planning Commission that City Council approved the sale of parcel 53-010-160-00 to Coty Properties LLC as of Tuesday October 18, 2016. This parcel is recommended for combination with the adjacent parcel 53-010-157-00 owned by Coty Properties. Combining the two will allow better parking for the apartment complex residents. Coty Properties plans to repave the existing lots on both properties and move the carport for better access to the complex. There will also be more spots for the residents to park in along with a spot for the dumpster. Kurt stated the city recommends approval of the combination and site plan.

Motion made by Palmer, supported by D. Kelley, to approve combination and site plan. All ayes, Motion carried.

Kurt Giles advised that the City has received some complaints from residents living on Wilson Blvd to the North of Apex. Apex has started digging and removing trees in that area. A meeting was held with the residents, representatives from Apex, Don Schurr, Jim Wheeler of Greater Gratiot and City of St. Louis. Mark Dupuie from Apex proposed a screened fence instead of a berm and giving the residents an easement; they would need to plant trees and take care of the area. The proposed fence would also extend along the south line of the southernmost residential property. Kurt stated that the residents were happy with this. The city recommends that this be an amendment to the site plan.

Motion made by D. Kelley, supported by Whitford to approve the amendment to the site plan. All ayes, Motion carried.

Kurt advised that there was no other business.

Kurt asked members if they have or need copies of the existing County-Wide (GREAT) master plan. Members expressed an interest in receiving copies. A planning workshop for reviewing the Master Plan and discussing updates has been scheduled for the meeting on November 9th, 2016.

Motion by D. Kelley, supported by Whitford to adjourn the meeting at 5:53 P.M. All ayes, Motion carried.

Dori Foster
Recording Secretary

City of St. Louis Planning Commission

Minutes of September 14, 2016 Meeting

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

Zoning Administrator/Member Giles acted as recording secretary for the meeting and began by calling the roll.

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

Members Absent: Smith, Reed

The Pledge of Allegiance was led by Dan Doepker.

Planning Commission members welcomed new member Sean Kelly to his first meeting and thanked him for volunteering to serve.

Approval of Meeting Minutes

Motion was made by D. Kelley and supported by Palmer to approve the minutes of the prior meeting held on August 10th, 2016. All ayes, Motion carried.

New Business

Giles provided a brief summary and background of the proposed land division and combination associated with the Apex Marine Expansion Project.

A brief discussion was followed by a motion by D. Kelley and support by J. Kelly to approve a land division of the parcel directly north of Woodside Industrial Center East - Lots 3, 4 and 5 and combining westerly portion of said divided parcel with Lots 3, 4 and 5 as depicted and described in the attached Exhibits A and B. All ayes, Motion carried.

Other Business

There were no other business items to come before the Planning Commission at this time, however, Giles mentioned the GREAT Plan (County-wide master plan) update. Members took a few minutes to review the drawing of the draft future land use mapping.

Moved by Palmer and supported by J. Kelly to adjourn at 6:10 p.m. All ayes carried the Motion.

Kurt Giles, Acting Recording Secretary

Wednesday August 10, 2016
Saint Louis

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

Present: Doecker, Giles, J.Kelly, D. Kelley, Palmer, Whitford

Absent: Reed, Smith

Also Present: Keith Risdon-Utilities Director St. Louis, Jim Wheeler and Don Schurr-Greater Gratiot Development

The Pledge of Allegiance was led by Chairman Dan Doecker.

Motion made by D. Kelley, supported by J. Kelly, to approve the minutes of the last meeting on July 13, 2016. All ayes, Motion carried.

Kurt Giles advised the Planning Commission that there are updated plans for the Apex expansion; this is the 3rd time on the drawings. They are a little different than the previous ones. This set is minus the berms, a change on the East end it has employee parking instead of inventory. Inventory is now moved to the North and East area of the expansion. There is room for 25-26 boats on each side and 17 on the East side of the North lot. This looks like a big improvement and most of the spots will be utilized. Kurt stated that Keith Risdon has been in contact with the designer in regards to the storm water detention issues and that it is okay now. Keith stated that if Apex were to expand into the remaining property, this expansion would be required to provide its own detention basin and storm sewer the current design does not provide capacity for expansion. Don Schurr and Jim Wheeler were present and stated that they along with Mark Dupuie (absent) were all on the same page with the updates. Kurt stated to the Planning Commission that the City feels this site plan is in conformance and he recommends approval.

Motion made by J.Kelly, supported by D.Kelley, to approve site plan with the 3 points-repair curb, adequate parking spots and inventory on North side is adequate or modify it subject to purchase and the Supplemental Conditions (see attached)being met. All ayes, Motion carried.

Kurt advised that there was no other business.

Motion by D. Kelley, supported by J.Kelly to adjourn at 6:10 P.M. All ayes, Motion carried.

Dori Foster
Recording Secretary

Supplement to Apex Marine Site Plan Approval of 8/10/16

Planning Commission's approval of the referenced Site Plan is subject to and conditioned on the following items:

- 1) Sale of the subject property from the City of St. Louis to Apex Marine (EMD Investments LLC)
- 2) Subsequent approval of the land parcel split and combination identified in the Site Plan.
- 3) Number of required parking spaces prescribed by the Zoning Ordinance are waived for this Site Plan however, in the event that future off-street parking needs are identified, the conditions set forth in Article 20 - Section 20.10 of the City's Zoning Ordinance will apply.
- 4) Screening of the North parking lot/inventory storage area may be deferred until such time as adjacent northerly property vegetative screening may be removed or becomes inadequate.
- 5) Apex Marine makes continual progress in construction of all improvements identified until completion.

Wednesday July 13, 2016
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: Giles, Reed, J. Kelly, D. Kelley, Whitford

Absent: Smith, Doepker, Palmer

Also Present: Don Schurr-Greater Gratiot Development, Keith Risdon-Utilities Director St. Louis, David Fisher-Wolverine, Jim Wheeler Greater Gratiot Development

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

From the review of draft minutes it was noted that Sue Whitford was absent on June 08, 2016 and a spelling correction on Mark Dupuie's name was needed.

Motion made by Reed, supported by Whitford, to approve the minutes of the last meeting on June 08, 2016 as amended. All ayes, Motion carried.

Kurt Giles introduced David Fisher from Wolverine in regards to the conceptual site plan for Apex Marine expansion. David handed the Planning Commission a newer revised site plan for the addition to be viewed. David stated that the plans involved moving inventory to a different spot which is adjacent to the truck entrance giving them easier access to the inventory to be more productive with the shipping. David advised that the employee parking lot would be in the same spot as well as the berm to the north of the property for privacy. Jim Wheeler spoke very highly of the ideas for the berm, parking lot accessibility for the trucks and stated that they were very pleased with the set up and looking forward to seeing it completed. Jim Kelly asked about the retention pond and how deep it was going to be, David stated that they have not measured for it yet. Tom Reed was concerned if the pond was going to be fenced in David stated that the pond would not actually be holding water there for a fence would not be needed. The area will look like a normal grassy area, banks would be shallow and the area will be mowed and kept up like the rest of the property. Tom Reed asked if vegetation would be done while the project is being done or afterwards, David stated it would be better to do it while the project is going on not later. Kurt stated that implementing a schedule and an action plan are very important and would need to be fulfilled for the project.

Members thanked David for sharing the information. No action was taken on the conceptual site plan.

Kurt advised that per the previous meeting a request for a Special Use Permit for a child care facility was obtained and that all the requirements for the child care have been met and are approved.

Moved by Reed and supported by J. Kelly to adjourn at 6:32 P.M. All ayes, Motion carried.

Dori Foster
Recording Secretary

Wednesday June 8, 2016
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, D. Kelley, Palmer

Absent: Reed, J. Kelly

Also Present: Marian Gross, Mark Dupree- Apex Marine, David Fisher- Wolverine

The Pledge of Allegiance was led by Dan Doepker.

Motion made by D. Kelley, supported by Palmer, to approve the minutes of the last meeting on April 13, 2016. All ayes, Motion carried.

Kurt Giles introduced the application for a Special Use Permit to operate a child care facility at 215 S. East Street. Kurt stated that the City could not recommend the approval of the Special Use Permit due to the packet being incomplete. There are three areas that were not met. The fee had not been paid, site plan drawn to scale and no documented ownership of the house. It is under a different name than the applicant.

Chairman Doepker opened up public comment at 5:37 P.M. Marian Gross asked what a child care home was. Kurt Giles cited the definition to Group Day Care Center from the City of St. Louis Zoning Ordinance book, "Group Day Care Home means a private home in which more than six but not more than 12 children are given care and supervision for periods of less than 24 hours a day unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. It includes a home that gives care to an unrelated child for more than four weeks during a calendar year. Kurt also read a letter of support from Yvonne B. Keiser, letter is attached. Public comment was closed at 5:41 P.M. by Chairman Doepker.

Motion by D. Kelley, supported by Palmer, to conditionally approve the Special Use Permit pending the requirements are met with final approval going to Kurt Giles. All ayes, Motion carried.

Kurt Giles introduced David Fisher from Wolverine and Mark Duprie from Apex. Apex is looking to expand their facilities by acquiring lots 4+5 from the City. The expansion will include adding parking for the employees and a storage area for the boats. They are looking to add a berm to the north area of the lot to help separate from the residential houses along Wilson Blvd.

Members thanked Mark and David for sharing this information. No action was taken on the preliminary site plan.

Moved by D. Kelley and supported by Palmer to adjourn at 6:11P.M. All ayes carried the motion.

Dori Foster
Recording Secretary

Public Notice
City of St. Louis Residents

TO ALL PROPERTY OWNERS WITHIN 300 FEET OF
215 SOUTH EAST STREET
SAINT LOUIS, MICHIGAN

The St. Louis Planning Commission will hold a public hearing on June 8, 2016 at 5:30 p.m. to consider a Special Use Permit for a proposed Child Daycare Group Home be located at 215 South East Street, St. Louis, Michigan. Parcel Number 53-350-026-00.

If you have any comments to make either for or against the proposed matter, please attend the meeting. If you are unable to attend the meeting you may send your written comments to: City of St. Louis, City Clerk, 300 N. Mill Street, St. Louis, MI 48880

Mari Anne Ryder
City Clerk

Posted 05/27/16
1:30 p.m.

Yes, I approve of the Day Care. These people have been neighbors for several years. I do not know them well ^{but} have enjoyed hearing & watching their family at outdoor activities. Daycare Group Homes are much needed.

Joann B. Keiser

City of St. Louis Planning Commission

Minutes of April 13, 2016 Meeting

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

Members Present: Doepker, D. Kelley, Giles, Palmer, Whitford

Members Absent: J. Kelly, Smith, Reed

The Pledge of Allegiance was led by Dan Doepker.

Motion was made by D. Kelley and supported by Palmer to approve the minutes of the prior meeting held on March 9th, 2016. All ayes, Motion carried.

Giles introduced the proposed lot split from parent parcel 29-53-010-415-05 to create a new parcel in the Northwest corner of Hidden Oaks Drive and State Highway M-46 containing approximately 4.8 acres. Giles further recommended approval of the split based on the land survey documentation prepared by Geospatial Professionals Inc. This action follows up on the conditional approval of the Site Plan by the Planning Commission on March 9th, 2016.

A brief discussion was followed by a motion by D. Kelley and support by Palmer to approve the lot split as presented. All ayes, Motion carried.

Giles provided a brief update on the discussions and activities of a potential expansion of the Apex Marine facility in the Woodside Industrial Park and for the apartment complex proposed for construction by Deshano Companies in the Downtown District.

There were no other business items to come before the Planning Commission at this time.

Moved by Whitford and supported by D. Kelley to adjourn at 5:45 p.m. All ayes carried the Motion.

Kurt Giles, Acting Recording Secretary

Wednesday March 9, 2016
Saint Louis, Michigan

A regular meeting of the St. Louis Planning Commission was called to order by the Chairman Doecker at 5:32 P.M.

Present: Doecker, Giles, Kelly, Kelley, Reed, Whitford, Palmer
Absent: Smith
Also Present: Melissa Allen, Paul Seeley, Chuck Griffith

The Pledge of Allegiance was led by Dan Doecker.

Motion made by Reed, supported by J. Kelly, to approve the minutes of the last meeting on August 12, 2015. All ayes, Motion carried.

Kurt Giles introduced the request for a lot split and combine application filed by Matt Bartholomew of 415 N. Clinton Street. The request is to split 9 feet from 415 N. Clinton Street parcel #53-750-044-00. The proposed split will be conveyed to Ted Cline of 411 N. Clinton Street and combined with parcel #53-750-045-00.

Manager Giles recommended approval of the Lot Split/Combine.

Motion by D. Kelley, supported by Whitford, to approve the lot split of 9 feet from parcel #53-750-044-00 and add it to parcel #53-750-045-00 as proposed. All ayes, Motion carried.

Kurt Giles introduced Chuck Griffith of Access Design and Paul Seeley of Seeley Auto Sales. Kurt stated that there is a purchase agreement on some property for the new proposed Seeley Auto Sales to be located North of M-46 off of Hidden Oaks Drive. Kurt stated we had received the preliminary site plan for the proposed property. Chuck Griffith presented the plans for the new building and how Seeley was planning to utilize the property. Chuck advised of how the parking lot was going to be set up with roughly 100 spots for display cars and 31 employee and customer parking. To the North of the property Paul will be putting in a fence to help seclude them from the apartments. They are planning on landscaping the property with some nice trees in the north and west side of the building. There will be 2 entrances to the property both off from Hidden Oaks Drive. There will be lighting on the building and the south part of the parking lot which will be facing away from the apartments to not bother the apartments. Chuck stated the first entrance to the lot will be roughly 90 feet away from M-46 to not bother the site distance or cause any backups coming onto Hidden Oaks Drive. Paul Seeley stated that the golf course sign would stay where it is, he has a good relationship with the owners and that it is fine where it is at.

Manager Giles advised that a proposed 66' wide strip of land between the apartment property and car sales lot would be left for future right-of-way or utility easement.

Manager Giles recommended approval of the preliminary site plan contingent upon trees, lighting, fence and County Drain Office approval. It was also stated that staff could approve any future minor plan revisions.

Motion by D. Kelley, supported by Reed to approve the preliminary site plan contingent upon trees, lighting, fence and County Drain Office approval. All ayes, Motion carried.

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

Moved by J. Kelly, supported by D. Kelley to adjourn at 6:30 P.M.

Dori Foster
Recording Secretary