

Wednesday October 4, 2017
Saint Louis

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

Present: Doecker, D. Kelley, Giles, Reed, S. Kelly, J. Kelly, Palmer, Whitford, A. Kelly
Also Present: Keith Risdon-Utilities Director St. Louis, Shayna Capen, Justin Capen

The Pledge of Allegiance was led by Chairman Doecker.

Motion made by D. Kelley, supported by Reed, to approve the minutes of the last meeting on August 9, 2017. All ayes. Motion carried.

Kurt Giles advised the Planning Commission of a lot split and combine request at 108 West Saginaw Street. The agreement would have the western portion of 53-010-192-00 be split from the parcel and remain city owned along with the remainder of this parcel being combined with 53-010-191-00 to form a new parcel at 108 W. Saginaw Street. This would also leave the dumpster and parking lot to the north of the property being city owned. Kurt advised the Planning Commission that the city recommends approval of this Lot Split/Combine at this time.

Motion made by D. Kelley, supported by J. Kelly, to approve the Lot Split/Combine at 108 W. Saginaw Street. All ayes. Motion carried.

Kurt advised the Planning Commission of a Special Use Permit application for a Child Daycare at 613 S. Euclid Street. The applicant's Justin and Shayna Capen were present at the meeting. Chairman Doecker opened up the Public Hearing at 5:40 P.M. for comments. No comments were made. Chairman Doecker closed the Public Hearing at 5:42 P.M. The Capen's intend to utilize the walk-out basement for their home daycare. They will be adding a fenced in play area within (30) thirty days. The daycare will accommodate up to 12 children and be open during the hours of 6:00 A.M. and 6:00 P.M. Kurt advised the Planning Commission that the city recommends approval of the Special Use Permit at 613 S. Euclid Street.

Motion made by Reed, supported by J. Kelly, to approve the Special Use Permit for Childcare located at 613 S. Euclid Street. All ayes. Motion carried.

Kurt advised the Planning Commission of an issue with a sign located on Hidden Oaks Drive for Hidden Oaks Golf Course located by Seeley Auto Sales. The initial sign that is advertising the Golf Course is considered legal non-conforming. The issue was with the temporary information sign that was advertising weekly events for the Golf Course. That area is the street right of way thus no signs are allowed to be there. The Golf Course is in the works of having a new sign made for that spot but needs approval for changing it. Kurt stated that the ZBA can approve and/or waive regulations to approve a new sign. A variance or special exception may be granted by them.

Motion made by D. Kelley, supported by Reed to adjourn at 5:48 P.M. All ayes. Motion carried.

Wednesday August 9, 2017
Saint Louis

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

Present: D. Kelley, Giles, S.Kelly, Palmer, Whitford, A. Kelly
Absent: Doepker, Reed, J. Kelly
Also Present: Keith Risdon-Utilities Director St. Louis

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

Motion made by Giles, supported by S.Kelly, to approve the minutes of the last meeting on April 12, 2017. All ayes, Motion carried.

Kurt Giles advised the Planning Commission that he would recommend focusing on pages 130-132 of the GREAT Plan which is specific to St. Louis. Kurt asked the Planning Commission if they had any questions or concerns. Discussion was held as to whether the Historical Society area should be designated as a Public/Quasi-Public land use. A future Heritage Zoning District may be more accurately described in land use as a Public/Quasi-Public use rather than general mixed use. Kurt stated that Leppien Park was green on the map which is Natural and Open Space; all other parks were shaded as Recreation. This should be revised. Per the Goal/Objective sheet Kurt recommended Objective 5.2 be added to the list. Planning Commission discussed a few areas out of City limits; Kurt stated he would advise the surrounding areas of this. Kurt stated that the hopes are to have the GREAT plan approved and done yet this year.

Motion made by Palmer, supported by Whitford to approve and recommend the GREAT plan with two updates: one to the Land Use map and Objective 5.2. All ayes. Motion carried.

Kurt advised the Planning Commission that there wasn't any other new business but he did advise that the Granger Transfer Facility had obtained their Building Permit and that they are following the guidelines.

Motion made by A. Kelly, supported by S. Kelly to adjourn at 6:10 P.M. All ayes. Motion carried.

Dori Foster
Recording Secretary

Wednesday April 12, 2017
Saint Louis

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

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

The Pledge of Allegiance was led by Chairman Doecker.

Motion made by D. Kelley, supported by A. Kelly, to approve the minutes of the last meeting on March 8, 2017. All ayes, Motion carried.

Kurt Giles advised the Planning Commission that Plasti-Paint has submitted a general site plan for an addition to their facility. They would like to make a new drive opening on the East side between their building and the railroad crossing. This new drive would lead back to a new standby generator that they are installing. The generator is diesel fuel operated which would need to be serviced by a truck. Utilities Director Keith Risdon added recommendations/suggestions to the site plan and advised the Planning Commission that he has no issues with distance or sight obstruction and is ok with the site plan. Kurt advised the Planning Commission that the city recommends approval at this time of the site plan.

Motion made by D.Kelley, supported by S. Kelly to approve Plasti-Paint's site plan with the City's recommendation. All ayes. Motion carried.

Kurt advised the Planning Commission that there wasn't any other business but he did have an informational item to advise them of. Kurt spoke with OHM and was advised that hopefully by the end of the month the GREAT Plan would be available for review.

Kurt also advised of the Granger expansion. It is not subject to local zoning, the City did get a legal opinion. The attorney agreed-it is preempted by State statute. State approval and conforming to the County plan is required. Kurt stated that Granger would be obtaining a Building Permit and a SESC Permit before the project is started. A draft site plan was distributed to Planning Commission members for information and comment.

Motion made by J. Kelly, supported by Whitford to adjourn at 5:40 P.M. All ayes. Motion carried.

Dori Foster
Recording Secretary

Wednesday March 8, 2017
Saint Louis

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

Present: Doecker, D. Kelley, Giles, Reed, S. Kelly, Palmer, Whitford, A. Kelly

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

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

The Pledge of Allegiance was led by Chairman Doecker.

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

Kurt Giles advised the Planning Commission that Apex Marine has submitted a revised Site Plan with a second revision for approval. The first amendment was to modify the area west of the North lot to eliminate the berm and replace with a privacy fence. A six foot tall vinyl privacy fence with the appearance of wood was previously proposed and approved by the Planning Commission. The change currently being proposed involves constructing office area along the south side of the plant expansion instead of the asphalt pavement previously proposed and adding a drive isle and two rows of parking spaces to the east side of the existing south parking lot. Additionally, the revised site plan depicts an area of 35,000 square feet east of the north parking lot for future development. This future use area is proposed for clearing and grubbing of trees and brush only at this time. No grading or earthwork are included and tree clearing is proposed to leave vegetation as natural buffer on the north and east sides. The City recommends this revision to the Apex Marine site plan as provided on the drawing dated March 2, 2017.

Motion made by D. Kelley, supported by Reed, to approve the 2nd revision to the Apex Marine Site Plan. All ayes, Motion carried.

Kurt advised the Planning Commission there was no new business but there is an update in regards to the Great Plan the hopes are to have a rough draft in April and hopefully a final towards June.

Motion made by D. Kelley, supported by Reed to adjourn at 5:45 P.M. All ayes, Motion carried.

Dori Foster
Recording Secretary