

## Planning Commission Meeting Minutes

Wednesday February 13, 2019

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

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

Absent: Reed, J. Kelly, Whitford, A. Kelly

Also Present: Keith Risdon-Utilities Director St. Louis, Ryan Smith-Gemini Capital Management

The Pledge of Allegiance was led by Chairman Doepker.

There was a spelling error in the previous minutes from November 14, 2018, Carmen Spencer was spelled wrong should be Karmen Spencer and Kevin Beeson was not on the list for Others in Attendance. Kevin has been added.

Motion made by Giles, supported by D. Kelley to approve the minutes of the last meeting on November 14, 2018 with corrections. All ayes. Motion carried.

Kurt Giles advised the Planning Commission that Ryan Smith from Gemini Capital Management LLC was here with us today. Kurt stated that Ryan Smith and his company purchased 131 & 133 N. Mill Street with intentions for 5 residential apartments in the second story. There is a minimum of 1 spot required per unit for parking. They need to add 1 spot toward the north end of the parking area which is shown on the site-plan in the packet. The City will remove an existing light pole and Gemini will add new wall packs on the building to replace the light pole. The parking spots will meet standard requirements for size. There will be a sign on the building stating that these spots are for residents only and the pavement will be marked as well to coordinate with the sign. Kurt advised that the City recommends the addition of one parking spot.

Motion made by D. Kelley, supported by S. Kelly to approve the site plan with the addition of one parking spot at the rear of the building at 131 & 133 N. Mill Street. All ayes. Motion carried.

Kurt advised the Planning Commission of a lot combination request at 131 & 133 N. Mill Street. It is one building but is currently on two (2) parcels. Kurt advised that the City recommends the combination of the two parcels.

Motion made by D. Kelley, supported by Palmer to combine the two parcels at 131 & 133 N. Mill Street. All ayes. Motion carried.

Kurt advised the Planning Commission that since Recreational Marijuana was approved and legal now in Michigan that local jurisdictions can draft an ordinance to prohibit marijuana businesses. Kurt stated that the City has drafted a new ordinance to prohibit all types. The ordinance is planned to be introduced at the second March council meeting. Planning Commission members recalled previously addressing the Medical Marijuana issue through zoning.

Kurt advised that there was no other business to report.

Motion made by D. Kelley, supported by S. Kelly to adjourn at 6:00 P.M. All ayes. Motion carried.

Dori Foster  
Recording Secretary

No meeting was held in March.

Wednesday April 10, 2019  
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, D. Kelley, Giles, S. Kelly, Palmer, Whitford, A. Kelly

Absent: Reed, J. Kelly

Also Present: Keith Risdon-Utilities Director, Denise Kenney and Courtney Killeen-Consumers Energy and Doug Scott-Rowe

The Pledge of Allegiance was led by Chairman Doepker.

Motion made by D. Kelley, supported by Palmer to approve the minutes of the last meeting on February 13, 2019. All ayes. Motion carried.

Kurt Giles advised the Planning Commission that two representatives from Consumers Energy Denise Kenney and Courtney Killeen and Doug Scott from Rowe were here to advise the Planning Commission of a proposed Regulator Station rebuild. Kurt stated that the area is zoned General Business, but the

facility falls under Essential Services and is allowed in any zoning district. The site will have a new building added for protection. Denise Killeen stated that the pipes have moved drastically. They will be adding a heater to help with the frost. Doug from Rowe stated that there will be a 12x15 building to house the pipes. They will replace the guard rail. The use of the area will remain the same. The area will be covered with limestone. The heater will be a boiler heater which will keep the fluid transferred at a temp of roughly 40 degrees so as not to freeze. There may be a chain link fence added as well for safety of the heater area. Kurt stated that staff recommend the approval of the site plan for the rebuild.

Motion made by D. Kelley, supported by S.Kelly to approve the Consumers Energy Regulator Station Rebuild. All ayes. Motion carried.

Kurt advised The Planning Commission that Plasti Paint was considering an expansion in the future. Other than that, there was no new business.

Motion made by Giles, supported by Whitford to adjourn at 5:49 P.M. All ayes. Motion carried.

Dori Foster  
Recording Secretary

Wednesday May 8, 2019  
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, D. Kelley, Giles, Reed, S. Kelly, J. Kelly, Palmer, Whitford, A. Kelly  
Also Present: Rich Sabotovich-Plasti-Paint

The Pledge of Allegiance was led by Chairman Doepker.

Motion made by D. Kelley, supported by Palmer to approve the minutes of the last meeting on April 10, 2019. All ayes. Motion carried.

Kurt Giles advised the Planning Commission of two items of new business for Plasti-Paint. First is an application for the combination of a westerly portion Lot 6 to the main plant parcel. Kurt stated that the City recommends the combination.

Motion made by D. Kelley, supported by J. Kelly to approve the combination of a piece of Lot 8 to Lot 7. All ayes. Motion carried.

Kurt Giles advised the Planning Commission of a site plan for Plasti-Paint to add two additions. The first one is less than 6000 square feet it will be over the loading dock area. It will be a cold storage building for paint racks. At this time the racks are located outside. The racks endure all the weather conditions. They are also looking to add a compactor to help with waste issues and to keep the area cleaner. The other addition will be on the East side of the building behind the air pollution equipment. It will be used for paint storage. All exterior finishes will be the match the rest of the buildings. All set backs have been met. They will be adding a new swale ditch for drainage. Kurt stated that the City recommends the approval of the site plan.

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

Motion made by J. Kelly, supported by Palmer to adjourn at 5:45 P.M. All ayes. Motion carried.

Dori Foster  
Recording Secretary

PLANNING COMMISSION MINUTES  
Wednesday June 12, 2019  
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, D. Kelley, Giles, Reed, S. Kelly, J. Kelly, Palmer, Whitford

Excused: A. Kelly

Also Present: Mark Abbott– DPW Superintendent and SESC Compliance Official

Jim Wheeler, Greater Gratiot Dev.

Kasey Zehner, Greater Gratiot Dev.

Mark DuPuie, APEX Marine

Doug Scott, Rowe Prof. Services Company

Denise Kenney, Consumers Energy

The Pledge of Allegiance was led by Chairman Doepker.

Motion made by D. Kelley, supported by J. Kelly to approve the minutes of the May 8, 2019 meeting. All Ayes. Motion carried.

New Business:

Site Plan Review – Consumers Energy

City Manager Giles stated that Consumers Energy had submitted a site plan for approval in April for the reconstruction of their gas regulator facility on Hazel Street. The plan as submitted had been approved.

Since that approval, Consumers Energy determined that they would like to install a perimeter fence around their property and submitted plans showing such.

After a field review of the proposed layout by the City, Rowe PSC and Consumers Energy agreed to modify the fencing and drive turnaround to help improve the “clear vision” zone for the railroad tracks crossing Hazel Street at this parcel.

Motion made by D. Kelley, supported by Reed to approve the revised Site Plan for the Hazel Street Gas Regulator Station which includes a 7-foot tall black vinyl clad, chain link fence and modified drive turnaround. All eyes. Motion carried.

In further discussion after the motion, the applicant stated that the entire site would be cleared of brush and gravel placed over the entire area. Also, the applicant stated that no barbed wire would be placed at the top of the fence for this site. The applicant provided Commissioners with photos of the different colors available for the vinyl material on the fence. Commissioners agreed that black vinyl cladding was their preferred color.

#### Site Plan Review – APEX Marine

City Manager Giles stated that APEX Marine submitted a request to modify their latest, March 2017 site plan to enclose a previously approved area along the north side of the new addition. The area in question is 275 feet long and the proposed project will be 28 feet deep with a sloping roof line of 16 feet at the existing building to 13 feet 2 inches. Two hundred (200) feet of this area will be enclosed as a “powder coating” facility while the remaining 75 feet will remain open to the north (driveway) as a lean-to for storage.

Jim Wheeler of Greater Gratiot Development spoke on behalf of APEX Marine and their presence in the community. Wheeler commented that APEX Marine has been working to resolve neighborhood issues which arise when an industrial area is located adjacent to a residential zone. The fencing installed during the construction work for the latest addition is an example of their efforts.

Mark DuPuie of APEX further explained the proposed facility. He stated that there are no emissions from this type of operation which provides APEX with more color and design options for their pontoons. When Commissioner Reed asked if there were any neighborhood issues, Mr. DuPuie stated that he was not aware of any.

Mr. DuPuie also stated that the original 2016 project is complete except for the final top course of asphalt. He has his annual dealer show August 4, 5 & 6 of this year and intends to have everything completed by then.

Manager Giles stated City concerns regarding a timeline to finish the entire project, repair the damaged asphalt, pavement stripping, and finish seeding all disturbed areas. Mr. DuPuie stated that his timeline was to have this all completed before the August event.

Motion by Reed, supported by Giles to approve the revised Site Plan, (as approved in March 2017) for the 200-foot by 28-foot enclosure adjacent to the north face of the latest building addition for use as a powder coating facility and the adjacent 75 foot of the overall 275-foot length as a lean-to, opening to the north (driveway) for storage. Also, that APEX has verbally provided a timeline for completion of the overall project which includes asphalt base repairs, placement of the asphalt top course, all pavement markings and final seeding of all disturbed areas before August 4, 2019. All Ayes. Motion carried.

Other Business:

Manager Giles stated that the Granger transfer facility was planning to do some additional site work. The facility is part of the Gratiot County Solid Waste Plan.

Manager Giles informed the Commissioners that the Nativity of the Lord Parish on Franklin has been in touch with the City regarding constructing a 100-foot by 100-foot addition to their parking lot this year. The plan is to install gravel this year and place the asphalt next year.

No other business was presented.

Motion made by Reed, supported by J Kelly to adjourn at 6:10 P.M. Motion carried.

Keith W. Risdon

Director of Public Services

Acting as Recording Secretary

No meeting was held in July

Wednesday August 14, 2019  
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, D. Kelley, Giles, Reed, S. Kelly, J. Kelly, Palmer

Absent: Whitford, A. Kelly

Also Present: Keith Risdon-Utilities Director, Ralph Echtenaw-St. Louis Sentinel, Pastor Jake Gregory-Church of The Nazarene.

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 June 12, 2019. All ayes. Motion carried.

Kurt Giles introduced a continuation of a Special Land Use Permit for Hope House from last winter. Kurt advised that management recommends a three (3) year permit with annual reviews after each season. Notices were also sent out to property owners within 300 feet of the proposed facility.

Pastor Gregory from Church of The Nazarene spoke to the Planning Commission about the past season. He thanked them for the opportunity and support for getting the shelter up and running. He stated they

did open a little later than expected. They had excellent community support around 20 business's helped the shelter out. They plan on opening earlier this year, November 3 and staying open into April 2020. They housed 24 people in their first year. Some of the guests stayed a night and some stayed longer. The shelter is adding showers and laundry facilities to assist the guests better. Pastor Gregory stated they had roughly 300 volunteers.

Chairman Doecker opened the public hearing for the continuation of the Special Land Use Permit for Hope House at 5:45P.M. Two written statements were mailed in from Gratiot County Community Foundation and Clinton-Gratiot Habitat for Humanity in support of the Hope House continuation. Chairman Doecker asked the audience if there were any questions/and or public comment.

No comments or questions were received.

Chairman Doecker closed the public hearing at 5:47 P.M.

Motion made by Palmer, supported by D. Kelley to approve the Special Land Use Permit for 3 years with annual reviews after each season. All ayes. Motion carried.

Kurt Giles advised the Planning Commission of a site plan for a parking lot for Nativity of the Lord Parish located at 605 South Franklin Street. They need additional parking. Keith Risdon Utilities Director has been working on the site plan. Keith stated there are a few minor issues and revisions that need to be made. Keith advised that the church should install gravel this season then next summer pave the parking area. He also suggested a commitment for the paving. Kurt advised that himself and Keith would continue to work on the issues with the church and asked that the Planning Commission approve the concept of the site plan allowing revisions to be overseen by management.

Motion made by Palmer, supported by Reed to approve the conceptual site plan with Kurt and Keith approving any revisions and asphalt pavement being finished by August 2020. All ayes. Motion carried.

Kurt stated there was no other business.

Motion made by D. Kelley, supported by J. Kelly to adjourn at 6:07 P.M. All ayes. Motion carried.

Dori Foster, Recording Secretary

No meeting was held in Sept. Oct. Nov. Dec.