

**CITY OF ST CLAIR  
PLANNING COMMISSION SPECIAL MEETING  
WEDNESDAY, MARCH 30, 2022 – 7:00 P.M.  
547 N. CARNEY DRIVE – COUNCIL CHAMBERS**

**CALL TO ORDER:** Chairman Terry Beier called the meeting to order at 7:00 pm.

**ROLL CALL:**

Chairman	Terry Beier	Vice-Chair	Dan McCartney
Council Rep	Mike Laporte	Member	Nancy Beaudua
Member	Steve Grates	Member	Paul Wade
Member	Matthew Griffor		

**ABSENT:** Dan McCartney, Steve Grates and Matthew Griffor  
*Mike Laporte made a motion to excuse Dan McCartney, Steve Grates and Matthew Griffor.  
Supported by Nancy Beaudua.*

**SITE PLAN REVIEW:** Riverview Plaza Parking Lot  
Dumpster Locations Setback  
201 N Riverside Avenue  
74-07-700-0015-010

Dee Boulier – Although it isn't really clear on the pictures; there are three new dumpster locations. There will be one on Jay Street which would be located across from the south end corridor. There will be one on 3<sup>rd</sup> Street, which is a triple dumpster, located across from War Water Brewery. The last one is located on Vine Street just west of the north end corridor.

Ordinance states that dumpsters should be 15 feet off the property line. The setback for the dumpster located on Third Street is 30' from the curb but is only 6'4" off the property line. The dumpster on Jay Street is 28' from the curb but only 9'6" off the property line. The dumpster on Vine Street is 29' off the curb but only 9' off the property line.

If you look at the detail on the plan view of the details of the dumpster enclosures, they are showing gates hung off of 4x6 steel gates with wood on them. They will be hung off ballards at the front of the enclosures. The dumpster material will be 8" split faced block. Dessert tan in color. Ryan from AEW only bid the job at 6' in height but I have recommended changing the height to 7 foot and Ryan has said they would do that.

Terry Beier – The sketch of the dumpster elevation is hard to read but you are requesting that they be 7 foot tall?

Dee Boulier – Yes, that is what I recommended. It would get it a little higher. The pads of the dumpsters will be approximately 10'x20'. The gates will swing out. The other suggestion I have is that it would be nice if the enclosures had a walk-in area so that they wouldn't have to open the gates for just a few bags of garbage.

Terry Beier – So we can modify the locations based on the requirements?

Dee Boulier – Yes, I checked with Dave Scurto on this.

Terry Beier – Ok, are there any other questions?

Paul Wade – When I look at the two on the north and west seem good because they are located where people are parked. The one on the north is that drive through and on either side of that people will have to jog through there they will have to swerve into other traffic going through there.

I have heard from a number of people wondering why they never eliminated the two entrances on M-29? When you come out of the parking lot on the south entrance and try to make a left-hand turn to go north it is just terrible to see. It would be nice to eliminate that entrance. I don't know who you would talk to about that. If it was up to me, I would make it an entrance only and not allow them to exit there.

Dee Boulier – I would have taken both of them out on M-29 and kept the one on Vine Street. I don't think they would want to do that.

Paul Wade – What we are doing is creating an attractive nuisance.

Dee Boulier – The only one that could probably stop it would be the Police Chief. I can talk to AEW and the Police Chief and see what they think.

Paul Wade – I am suggesting that they close off the entrance on the southside of the mall on M-29 because it isn't safe.

Terry Beier – Why don't you run this by AEW and the Chief and we can discuss it further at a future meeting but for now we are looking at is granting approval for the design and locations of the dumpsters. Are we going to require or suggest them to make the height 7' tall? Is that the ordinance?

Paul Wade – *I will make the recommendation to allow the double dumpster on Jay Street to be setback 9.6 feet from the property line; the triple dumpster located on Third Street setback to be 6.33 feet from the property line and the set back for the Vine Street double dumpster to be 9 feet from property line with a recommendation for the height to be 7' tall. Supported by Nancy Beaudua. All in favor, none opposed.*

Nancy Beaudua made a motion to adjourn the meeting, supported by Paul Wade.

Meeting Adjourned 7:30 pm.