

**CITY OF ST CLAIR
PLANNING COMMISSION MEETING
WEDNESDAY, SEPTEMBER 14, 2022 – 7:00 P.M.
547 N. CARNEY DRIVE – COUNCIL CHAMBERS**

CALL TO ORDER: Chair 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: Steve Grates

Nancy Beaudua made a motion to excuse Steve Grates, supported by Mike Laporte. All in favor, none opposed.

APPROVAL OF AGENDA: *Mike Laporte made a motion to approved the agenda, supported by Nancy Beaudua. All in favor, none opposed.*

APPROVAL OF MINUTES: *Dan McCartney made a motion to approve the minutes of July 20, 2022 as presented, supported by Mike Laporte. All in favor, none opposed.*

CORRESPONDENCE: None

PUBLIC HEARING: None

SITE PLAN REVIEW: Magna Electric Vehicle Structure – Phase II
1811 Range Road
74-07-0019-4009-001

Mike Mott – PEA Group. We are civil consultants for Magna located at 58105 Van Dyke Road in Washington Township. Thank you for having us here tonight. We are excited to be bringing in Phase II of the Magna facility. The initial phase was approximately 375,000 square feet. Phase II is approximately 750,000 square feet. The second phase is going to be to the north of the existing facility.

We are going to be updating the traffic flows of the project. We will be having the employees come off of the existing drive on Range Road and coming off of Yankee Road up Christian B Drive. All truck traffic will use a new drive at the north end of the facility. The trucks will enter at the guard shack located to the east of the property so this will eliminate trucks stacking up on Range Road. Truck deliveries will be on the east side of the building. If the trucks are picking up product they will circle around the loop and head to the west side of the building.

We are proposing about 1301 parking spots, which is greater than required. These added spots allow for visitors and shift change vehicles.

Water and sewer will be internal to the building. We will have a separate fire loop to allow for fire suppression. We have discussed with the drain commission storm detention. The north side of the property will have a new detention pond and discharge to Bowman drain. The south side detention pond will still discharge to Jordan Creek.

We have also provided landscaping drawings. The landscaping is all to ordinance requirements plus extra trees. We will have irrigation to all green space around the parking lots. Areas to the north will remain natural vegetation. If anyone has any questions, I will be happy to answer them for you.

Terry Beier – Thank you, we will reserve questions for a later time. I think we are expecting a presentation on the noise level at the facility.

Chris Miller, Kibby – I understand that there is concern about the noise level with the exhaust fans. We are going to increase the amount of exhaust fans which will decrease the sound. By changing the operating ratio found in Phase I we can decrease the sound levels. We are looking at modifying or adding screens to the existing to help with this concern. Fans moving more air turning at a lower RPM will decrease the noise level.

Phase I operating decibels are averaging 100 – 105 decibels per fan, equivalent to a motorcycle. Phase II operating decibels will be approximately operating in the mid 70 decibels, which is equivalent to a radio.

Terry Beier – What is the status on Phase I modification?

Chris Miller – The fans are resolved and we are looking at adding or modifying equipment to alleviate the noise.

Terry Beier – Ok, I had heard that approximately three weeks ago the noise level went down, was that because of the operating change?

Chris Miller – Yes, we changed which fans were running and did some modifications. There is still more to do on Phase I.

Dan McCartney – I had heard a few weeks ago that the noise had reduced to a different type of noise. Now I heard it is quite loud again did something change?

Chris Miller – Not that I am aware of.

Dee Boulier – I did receive a call on the noise. Our code enforcer has talked to the plant manager and that the outside filter was the secondary noise that was being heard. I think that with some added screening would reduce the noise.

Chris Miller – There are a couple of dust collectors that when they purge make extra noise. We are looking at modifying these and/or adding screening to help reduce the noise levels.

Dave Scurto – There are six items that we reviewed.

- Roof top screening for mechanical equipment is required by ordinance. During Phase 1 the commission ruled that the intent of screening mechanical equipment was to block them on the ground level. The findings from that were that the equipment being on the roof that it really cannot be seen.
- Illumination level – we want clarification on the high intensity wall packs. We want to make sure there isn't light glare trespassing across the rail tracks into the neighborhood.
- Continuous parking lot screening along Range Road.
- Landscape square footage – looking for clarification but that could be an administrative process later.
- Underground irrigation is required. They propose it in some areas but not in all areas.
- Adequate screening for surrounding conflicting residential uses. This is geared to the north property line.

Everything else is ok from our standpoint.

Paul Wade – I would like to see the west elevation of the building have some dimensions to the coloring of the siding so it's not just a 30-foot solid color of the wall.

Chris Miller – Yes, we are planning on giving that wall varying color changes.

Terry Beier – The engineers did a review as well. It didn't have a whole lot of requirements. Does anyone have anything else to add?

Matt Griffor made a motion to approve the site plan for Phase II for Magna, located at 1811 Range Road, property 74-07-0019-4009-001. We will need landscaping square footage clarification and adequate screening for surrounding conflicting residential uses. These clarifications can be done administratively at a later time. All of the items listed in the engineering review from AEW dated September 9, 2022 will be addressed. Supported by Dan McCartney. All in favor, none opposed.

NEW BUSINESS: None

OLD BUSINESS (1): Jordan Creek Apartments (renamed Woodland Apartments)
1003 Brown Street
74-07-053-0153-001

Terry Beier – This project was approved at our last meeting and what we were requiring was for them to bring back additional information regarding landscape screening on conflicting land uses and remove one unit to get their lot coverage down. They were also going to put on the plan was that the dumpster enclosure would match the color of the building.

Dan McCartney made a motion to amend the previously adopted motion dated June 27, 2022 to add the following:

- *All items asked to be addressed by the planning commission have been met. However, we recommend a condition be attached to an approval that the city has the right to revisit the permitted landscape screening one year after the certificate of occupancy is issued. If light glare to adjacent homes is an issue, the applicant will be required to extend the landscaping to correct the matter. The applicant has agreed to this stipulation. Supported by Mike Laporte. All in favor, none opposed.*

OLD BUSINESS (2): Belle Maison
N. Carney Drive
74-07-053-0025-000
Rezone from R-1A to PUD

Terry Beier – We had a public hearing for this rezoning and after further discussion the rezoning was tabled so that the applicant could bring back additional information for us.

Phil Porte – BMG Engineers & Surveyors. Thanks for bringing us back. At the last meeting there were a few items that you asked us to take a look at. One of those items was a landscaping plan, an irrigation plan and also asked to provide some architectural designs with elevations and floor plans.

In regards to the landscaping plans, there was some discussion regarding a berm or straight landscaping would be better. We have opted to not pursue the berm and the reason was the amount of square footage in the rear of the units would be reduced to make them restricted. We have elected to plant arborvitae and evergreens across the whole north and south side of the property.

Dave Scurto – I did a supplemental review dated September 1, 2022. Tonight, you are considering the ordinance portion of the PUD with a recommendation to council to approve. It is not a final determination; the site plan will come back to this commission after the council approves an ordinance allowing the PUD to come in.

We focused on three items based on the last drawings.

- Rear façade design
- PUD requires a perimeter berm. We agree with the applicant that this could cause more problems than having a straight hedge or trees because of drainage issues.

- Designation of the street. We were not sure if this is a private or public street so we need clarification of this.

Greg Pieprzak – representing Belle Maison, LLC. The side and the rear elevations will be the same as what is shown on the front elevation of the building.

Terry Beier – Is everybody on the commission in agreement with not having a berm there?

Paul Wade – I am in agreement with it. The berm will cause more water drainage issues to all the yards. The vegetation landscaping will look a whole lot better.

Terry Beier – The sign detail on the plan shows this as a private road. Will this be private or public?

Greg Pieprzak – It will be a public road.

Terry Beier – There are three proposed light poles showing on the plans. Do you have any details on these?

Phil Porte – They will be the standard city light poles.

Terry Beier – The one thing that we picked up on from the plans submitted previously, it had a chart that showed the lot sizes and lot coverages. I believe there were 7 that were under the square foot lot size dimensions. What we need to do is identify the deviations from the previous zoning of R1-A to a PUD. PUD says that we need to identify what is being requested as a modification, which are short the 7,500 square feet.

Paul Wade – From my understanding, condos are set up with no lot lines. Is this correct Dave?

Dave Scurto – Yes, this is a traditional condominium so the lot lines are taken from the outside perimeter of the entire property. These are not single condos but duplex condos so we look more at the density and landscaping in this case.

Dan McCartney made a motion to recommend to council to approve the zoning change from an R1-A to a PUD development for property 74-07-053-0025-000. Section 8.2.2 is met; Section 8.2.3 is met. The plans that were submitted on 8/16/22 will be followed. Supported by Nancy Beaudua.

Roll Call

Mike Laporte – Yes

Matthew Griffor – Yes

Dan McCartney – Yes

Nancy Beaudua – Yes

Paul Wade – Yes

Terry Beier – Yes

Dan McCartney made a motion to adjourn the meeting, supported by Nancy Beaudua. All in favor, none opposed.

Meeting Adjourned 8:00 pm.