

**CITY OF ST. CLAIR  
ZONING BOARD OF APPEALS MINUTES  
MONDAY, FEBRUARY 16, 2026-5:30 P.M.  
MUNICIPAL BUILDING  
547 N CARNEY DRIVE, ST. CLAIR, MI 48079**

---

**CALL TO ORDER:** Chairman Mayor Cedar

**ROLL CALL:** Members Cedar, Gottler, LaPorte, Paul, Volz, Westrick  
Member Kuffa (excused)

**PUBLIC HEARING:** St. Clair Ace Hardware  
201 N. Riverside Ave #D1  
St. Clair, MI 48079  
74-07-999-0201-077

**NEW BUSINESS:** St. Clair Ace Hardware  
201 N. Riverside Ave #D1  
St. Clair, MI 48079  
74-07-999-0201-077

Applicant is asking for a variance to Section 8.32.2 Signs for an additional wall-mounted sign.

Purpose of the meeting is to hold a public hearing on the variance request by St. Clair Ace Hardware. To the extend to the variance was filed there had been a request to make some changes to that. This would be within the district. It's a sign but it does have some significance that the zoning standard talks about the sign but also what its connected to and the use. This is almost a business within a business to some extent and as such the ordinance requires that the ZBA grants this, in this case Council setting as ZBA for this district, I would be interested and suggest Council certainly hear what the petitioner has to say after requesting it to be tabled to maybe clarify this, because the reason they want to put up wall mounted sign visible from the street and parking lot. It is not to be lit as we understand. As they mention in their write up, a store within a store, a sign above a garage door to direct customers through this storage door through the back of the store. So this is a little bit different. I think that whatever they may wish to add probably Council should hear before they take action.

Mayor Cedar: So Ace Hardware contacted Annette and asked that this meeting be cancelled but we can't cancel because the public hearing was set. So after a motion to open the public hearing we will have the public hearing, I'll read one letter that was sent and then we'll entertain a motion to table it because if they are getting new information I don't know what that new information is at this point we don't have it in front of us. With that in mind I'll take a motion to open the public hearing.

LaPorte moved, Volz seconded, CARRIED, to open the public hearing at 5:34pm.

Ayes: Gottler, LaPorte, Paul, Volz, Westrick, Cedar

Nays: None

Mayor Cedar read a written comment (attached) was read into the record. The letter opposed a lighted sign.

No other written or verbal public comment was heard.

Gottler moved, Paul seconded, CARRIED, to close public hearing at 5:36pm.

Ayes: LaPorte, Paul, Volz, Westrick, Gottler, Cedar

Nays: None

Mayor Cedar asked for a motion to table this.

Paul moved, Gottler seconded, CARRIED, to table approval.

Councilmember Volz: In the write up that they provided they mention that they will be doing repairs on. Does that fit the zoning location for that hazardous materials? Any of those kinds of things? It feels a little bit that its out of place.

Superintendent Duchane: As my comment said I think it begs further clarification and discussion

Councilmember Volz: Is there going to be onsite storage, gasoline, used oil those kind of things in a repair shop. Something I think, we need to, I would like to have clarified before.

Superintendent Duchane: I think that's a reasonable request.

Councilmember LaPorte: I agree too.

Ayes: LaPorte, Paul, Volz, Westrick, Gottler, Cedar

Nays: None

**ADJOURNMENT** 5 :37pm