

**CITY OF ST CLAIR, MICHIGAN  
CITY COUNCIL, PLANNING COMMISSION, ZONING BOARD OF APPEALS  
SPECIAL JOINT MEETING MINUTES  
MONDAY, APRIL 20, 2026- 5:15 P.M.**

Meeting Called to Order at 5:15pm by Mayor Cedar in the Council Chambers of the Municipal Building, 547 N. Carney Drive, St. Clair, Michigan, 48079 to review 2025 zoning and planning activity and discuss 2026 potential activity.

**PRESENT:** Mayor Cedar, Councilmembers Gottler, Kuffa, LaPorte, Paul, Volz, Westrick; Planning Commission Chairman Wade and Commissioners Beaudua, Brennan, Kindsvater, Kurtz, LaPorte (Council Rep.); Zoning Board of Appeals Chairman Bier and Board members Kurtz, Glassford, Ives, Brooks, Vernier

**ABSENT:** Planning Commission member Distelrath (excused), Zoning Board of Appeals member Westrick (excused)

**ADMINISTRATION:** Delos Boulter, Building Inspector; Rebecca Blanchard, Building Administrative Assistant; Steve Duchane, City Superintendent; Karry Hepting, City Accountant; Tom Lutkenhoff, Code Enforcement Officer; Dave Scurto, City Planner; Annette Sturdy, City Clerk

**AUDIENCE:** There were 3 people in the audience.

Call to Order and Introductions by Mayor Cedar, Chairman Bier and Chairman Wade.

New Business –

- City Strategic plan- City Superintendent Duchane stated the purpose to help focus resources, improve service delivery, strengthen transparency and guide future budgeting and policy decisions, provided an overview of the draft plan and highlighted key points for the health, safety and welfare of the community. Each member received a copy of the draft plan.
- City Council report- Mayor Cedar stated upcoming projects include M29 pedestrian islands, road millage renewal in August and other road projects.
- Planning Commission report- Chairman Wade supports the current process and transparency.
- Zoning Board of Appeals report- Chairman Bier commented on the Housing report and encouraged everyone to review it, stated the Master Plan update will begin soon and that the Zoning rewrite is near the end of the process. One of the recommendations included removing Council as the ZBA for the Downtown Redevelopment District. Once revisions are complete there will be a public hearing, the Planning Commission will consider those comments and conduct their final review to make the recommendation to City Council for adoption.

Public Comment- Question asked about pedestrian walkway locations.

**ADJOURNMENT** at 5:45pm

Annette Sturdy, City Clerk

Bill Cedar, Jr., Mayor