

**ST. CLAIR TOWNSHIP**  
1539 S. Bartlett Rd. St. Clair, MI 48079  
Phone (810) 329-9042  
[www.stclairtp.org](http://www.stclairtp.org)

---

**ST CLAIR TOWNSHIP PLANNING COMMISSION**  
**MARCH 21, 2024 - 7:00 PM**

Meeting called to order at 7:00 pm

Pledge of Allegiance to the Flag

**Roll Call:**

Present: Howard, Karas, Knight, Schwehofer, Short & Vermeesch

Absent: Ameel, Bayly and Boeck

**Approve Agenda:** Jim Knight moved to accept the agenda, seconded by Bob Howard. Agenda approved.

**Approve October 12<sup>th</sup>, 2023 Planning Commission meeting minutes:** Bob Howard moved to approve minutes, Seconded by Bill Karas. Motion Carried.

**Public Comment:** None

**Communications:**

1. Frank Short announced the passing of former committee member, Pat Acciavatti.

**New Business:**

- A. Zeremba Group LLC, for Dollar General – Site Plan Review

The proposed project is a Dollar General Market Store approximately 12,480 sq. ft, on the southwest corner on Yankee & Range. A full set of civil drawings have been submitted and review has been completed by the Township Planner BMJ Engineering, and the St. Clair Fire Department. There were minor revisions, which have been addressed. Ultimately, all have recommended approval.

From a zoning standpoint, they are now compliant with the zoning district.

Asking for relief regarding multipurpose sidewalk along the frontage of the property due to the proposed round-about that the county is planning to build on the intersection.

**Discussion:**

Members were given the opportunity to ask questions regarding the Site Plan.

**Items for Discussion:**

Traffic Study – The Road Commission does not require a traffic study for this project.

## **ST. CLAIR TOWNSHIP**

1539 S. Bartlett Rd. St. Clair, MI 48079

Phone (810) 329-9042

[www.stclairtp.org](http://www.stclairtp.org)

---

Roof – Roof shape & materials shall be architecturally compatible with adjacent buildings. All rooftop equipment shall be screened from view. Roof slopes to the west away from the street. Planning Commission is in agreement with this stipulation.

Front Façade – North elevation (facing Yankee) doesn't not contain any windows and is all siding, whereas the façade facing Range Rd. contains masonry & window features. Planning Commission finds this acceptable and is agreeable.

Off -Street Parking areas are visible from a public street, Dollar General is proposing a hedge row to be planted with two-foot-tall evergreen or deciduous shrubs, 2-1/2 feet on center. Planning Commission is agreeable to this plan.

Any driveway design utilized must allow for an entering vehicle speed of (15) miles per hour to help reduce interference with through traffic. The applicant has confirmed that this standard has been met.

Driveway entrances must be able to accommodate all vehicles types having occasion to enter site, including delivery vehicles. This standard has been met.

Direct access driveway placement must be such that an exiting vehicle has an unobstructed sight distance from the stop bar in accordance with the Road Commission standards. St. Clair County Road Commission will verify this standard.

All commercial driveways shall be designed according to the standards of the Road Commission. Planning Commission also defers this to the St. Clair County Road Commission.

High traffic generators, or for commercial driveways along roadways experiencing or expected to experience congestion – Applicant states there is 30-ft of width, with no median. Planning Commission will require two (2) egress lanes.

One additional driveway may be allowed for properties with a continuous frontage of over 300 ft., and one additional driveway for each additional 300 ft. of frontage. Planning Commission confirmed no other driveways are proposed at this time.

Non-motorized pathway required along Range Road frontage – Applicant is requesting that this be waived at this time due to the planned round-about that the St. Clair County Road Commission is installing. Applicant provided a statement indicating such a pathway will be provided after the pending reconfiguration of this intersection for the round-about. Planning Commission finds this acceptable.

Outdoor Lighting – A photometric plan will be completed by an electrical engineer as well as a circuitry plan for inside lighting. Applicant confirmed that this standard will be met.

## **ST. CLAIR TOWNSHIP**

1539 S. Bartlett Rd. St. Clair, MI 48079

Phone (810) 329-9042

[www.stclairtp.org](http://www.stclairtp.org)

---

Light Fixtures – shall have maximum height of 25 ft. where adjacent to a residential district and 35 ft. where adjacent of non – 8 of 9 residential districts. Wall pack lighting is indicated to be 12 ft, and three parking lot pole lights measure at 27 ft. in height. This requirement has been met.

Landscaping – In reference to the landscaping on the back end of the property towards the neighbor to the west – Will this area all be landscaping? Will there be any storage, etc. in this area? Applicant will add additional landscaping on the Yankee Rd. side of the building as requested by the Planning Commission.

Moved by Bill Karas to approved the Site Plan and approved revisions for Dollar General, Seconded by Scott Schwehofer Roll Call: Yes - Commissioners Short, Howard, Karas, Knight, Schwehofer and Vermeesch Motion Carried, Request Granted.

Moved by Jim Knight to appoint Frank Short as Chairperson of the Planning Commission, seconded by Scott Schwehofer. Motion Carried

Planning Commission tabled appointing a secretary until the next Planning Commission meeting. Next Planning Commission meeting is scheduled for April 11<sup>th</sup>, 2024.

Meeting adjourned 8:30 p.m.

Submitted By: Frank Short, Planning Commission Chairperson