

Leslie Lechner-Salemi
Chair

James Ensign
Vice-Chair

Commissioners

Eric Hufnagel, Mayor
Heather Hanover, City Commission
Alysha Chant, Bingham Township
Keith Peterson
Mark Holden
Melvin Renfrow
Wendy Ward



Dave J. Kudwa, P.E.
Community
Development Director

**CITY OF ST. JOHNS
PLANNING COMMISSION**

**MAY 13th, 2020
REGULAR MEETING MINUTES**

1. CALL TO ORDER

The meeting of the St. Johns Planning Commission was called to order by Mrs. Leslie Salemi at 5:33 p.m.

Members Present: Salemi, Hanover, Renfrow, Ensign, Holden, Hufnagel

Staff Present: Dave J. Kudwa

Others Present: Bill Arens, Deb Kirchen, Doug Hoard

2. APPROVAL OF AGENDA

A. A motion was made by Commissioner Hanover and supported by Mr. Ensign to approve the agenda as presented.

Yes: Salemi, Hanover, Renfrow, Ensign, Holden, Hufnagel
Nay: None

Motion carried

3. PUBLIC COMMENT ON AGENDA / NON-AGENDA ITEMS

None

4. NEW BUSINESS

A. Special land use review – group day care home – 1013 E. Walker Street:

The planning commission discussed the proposed special land use application for a group day care facility at 1013 E. Walker Street. The discussion included the following relevant topics: land ownership, fence installation, hours of operation, and parking.

A motion was made by Commissioner Hanover and supported by Mayor Hufnagel to approve the special land use with the following conditions:

100 East State Street, P.O. Box 477, St. Johns, Michigan 48879-0477
(989) 224-8944 Fax (989) 224-2204
E-mail: dkudwa@ci.saint-johns.mi.us

1. Confirmation of property ownership by applicant or receipt of owner authorization for special land use
2. Fence installation – ensure the rear/side yard enclosure
3. Confirm hours of operation meet the city requirements

Yes: Salemi, Hanover, Renfrow, Ensign, Holden, Hufnagel

Nay: None

Motion carried

B. Special land use / site plan review – Biggby drive-thru – 1835 S. US - 127

The planning commission discussed the proposed special land use application for a drive-thru at 1835 S. US-127 BR (Biggby). The discussion included the following relevant topics: traffic management, operation of entrance doors along drive-thru, bollard installation, and sign/stripping plan.

A motion was made by Mr. Renfrow and supported by Mayor Hufnagel to approve the special land use with the following conditions:

1. Confirmation of door operation issue with Southpoint Mall management and Clinton County Building Department
2. Installation of stop sign at the southwest corner of Biggby facility
3. Installation of bollards along drive-thru vehicle stacking area

Yes: Salemi, Hanover, Renfrow, Ensign, Holden, Hufnagel

Nay: None

Motion carried

A motion was made by Commissioner Hanover and supported by Mayor Hufnagel to recommend that the city commission approve the site plan with the following conditions:

1. Confirmation of door operation issue with Southpoint Mall management and Clinton County Building Department
2. Installation of stop sign at the southwest corner of Biggby facility
3. Installation of bollards along drive-thru vehicle stacking area

Yes: Salemi, Hanover, Renfrow, Ensign, Holden, Hufnagel

Nay: None

Motion carried

C. Special land use / site plan review – RV Storage – 604 Spring Street

The planning commission discussed the proposed special land use application for the proposed RV storage facility at 604 Spring Street. The discussion included the following relevant topics: traffic movements, site lighting, tree planting along Spring Street, Steel Street improvements, and detention basin enhancements.

A motion was made by Mayor Hufnagel and supported by Mr. Holden to approve the special land use with the following conditions:

1. Installation of three, wall-mounted lights on the east side of the proposed building
2. Installation of four trees in the Spring Street greenspace (between sidewalk and back of curb)
3. Modification of proposed detention basin to include additional storage along with a designated outlet.

Yes: Salemi, Renfrow, Ensign, Holden, Hufnagel

Nay: None

Motion carried

A motion was made by Mr. Ensign and supported by Mayor Hufnagel to recommend that the city commission approve the site plan with the following conditions:

1. Installation of three, wall-mounted lights on the east side of the proposed building
2. Installation of four trees in the Spring Street greenspace (between sidewalk and back of curb)
3. Modification of proposed detention basin to include additional storage along with a designated outlet.

Yes: Salemi, Renfrow, Ensign, Holden, Hufnagel

Nay: None

Motion carried

D. Community/Downtown master plan update - timelines

City staff and McKenna Associates gave an update on the progress of the community and downtown master plans along with a timeline for completion.

5. PLANNING COMMISSIONER COMMENTS

None

6. ADJOURNMENT

A motion was made by Mr. Ensign and supported by Mayor Hufnagel, to adjourn the meeting at 7:00 pm.

Yes: Salemi, Hanover, Renfrow, Ensign, Peterson

Nay: None

Motion carried