

Leslie Lechner-Salemi
Chair

James Ensign
Vice-Chair

Commissioners

Roberta Cocco, Mayor
Scott Dzurka, Vice Mayor
Heather Hanover
Mark Holden
Melvin Renfrow
Wendy Ward
Eric Harger



**CITY OF ST. JOHNS
PLANNING COMMISSION**

MEETING AGENDA

MEETING DATE: FEBRUARY 8th, 2023

The St. Johns Planning Commission will hold a regular meeting on February 8th, 2023 at 5:30 pm in the 2nd Floor Commissioner Chambers located at the Clinton County Courthouse, 100 E. State Street, St. Johns, MI. (Please use Cass St. Entrance.)

AGENDA

1. **Call to Order (5:30 pm)**
2. **Approval of Agenda (5:30 pm – 5:32 pm)**
3. **Public comment for non-agenda items (5:32 pm – 5:35 pm)**
4. **Old Business**
 - A. **December 7th, 2022 meeting minutes**
(5:35 pm – 5:37 pm) (ACTION ITEM)
5. **New Business**
 - A. **2023-2028 Capital Improvement Plan presentation**
(Presenter: Chris Khorey, AICP, McKenna & Associates, City staff)
(5:37 pm – 6:00 pm) (ACTION ITEM)
6. **Planning Commissioner comments (6:00 pm – 6:05 pm)**
7. **Adjournment (6:05 pm)**

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Chair

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Commissioners

Roberta Cocco, Mayor
Jean Ruestman, Commissioner
Heather Hanover
Mark Holden
Melvin Renfrow
Wendy Ward
Eric Harger



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

**CITY OF ST. JOHNS
PLANNING COMMISSION**

**DECEMBER 7th, 2022
REGULAR MEETING MINUTES**

1. CALL TO ORDER

The meeting of the St. Johns Planning Commission was called to order by Chairperson Salemi at 5:30 p.m.

Members Present: Salemi, Cocco, Ruestman, Hanover, Ward, Harger

Staff Present: Dave J. Kudwa, Chris Khorey

Others Present: Chris Thelen

2. APPROVAL OF AGENDA

A. A motion was made by Commissioner Ward and supported by Commissioner Holden to approve the agenda as presented.

Yes: Salemi, Cocco, Ruestman, Hanover, Ward, Harger

Nay: None

Motion carried

3. PUBLIC COMMENT ON AGENDA / NON-AGENDA ITEMS

None

4. OLD BUSINESS

A. A motion was made by Commissioner Ward and supported by Commissioner Hanover to approve the October 12th, 2022 meeting minutes as presented.

Yes: Salemi, Cocco, Ruestman, Hanover, Ward, Harger

Nay: None

Motion carried

5. NEW BUSINESS

A. Special Land Use request – 510 N. Lansing Street

The planning commission discussed a special land use petition to use the property at 510 N. Clinton Avenue for a small engine repair facility. The planning commission discussed the proposed use along with the associated hours of operation, noise, landscaping, and outdoor storage

A motion was made by Commissioner Ruestman and supported by Commissioner Ward to recommend approval of the special land use with the following conditions:

1. Site plan approval
2. Hours of operation from 7:00 am to 7:00 pm
3. No outdoor storage

Yes: Salemi, Cocco, Ruestman, Hanover, Ward, Harger
Nay: None

Motion carried

B. Site Plan Review request – 510 N. Lansing Street

The planning commission discussed a site plan review associated with the special land use review for the property located at 510 N. Clinton Avenue. The planning commission reviewed the existing site improvements and noted that no updates were being proposed for this site. The planning commission did discuss site lighting, hours of operation, noise, landscaping, and outdoor storage.

A motion was made by Commissioner Ward and supported by Commissioner Hanover to approve the site plan as presented.

Yes: Salemi, Cocco, Ruestman, Hanover, Ward, Harger
Nay: None

Motion carried

6. PLANNING COMMISSIONER COMMENTS

None

7. ADJOURNMENT

A motion was made by Commissioner Hanover and supported by Commissioner Ruestman to adjourn the meeting at 6:10 pm.

Yes: Salemi, Cocco, Ruestman, Hanover, Ward, Harger
Nay: None

Motion carried

2023-2028 CAPITAL IMPROVEMENT PLAN

Project Number	Project Title	FY23/24		FY24/25		FY 25/26		FY 26/27		FY 27/28		FY 28/29		After 6th Year		
		Project Total	City Share	Project Total	City Share	Project Total	City Share	Project Total	City Share	Project Total	City Share	Project Total	City Share	Project Total	City Share	
Admin	AD-0001	Copier and Printer		\$ 10,000.00	\$ 10,000.00											
	AD-0002	Host Server Replacement				\$ 20,000.00	\$ 20,000.00									
	AD-0003	Plotter / Scanner				\$ 12,000.00	\$ 12,000.00									
	AD-0004	New phone system			\$ 30,000.00	\$ 30,000.00										
	AD-0005	Office furniture/technology upgrades - monitors, computers, hand-held devices	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	
	AD-0006	Zoning Ordinance/Map updates	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	
	AD-0007															
	AD-0008															
	AD-0009															
	Subtotals		\$ 35,000.00	\$ 35,000.00	\$ 75,000.00	\$ 75,000.00	\$ 67,000.00	\$ 67,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 15,000.00	\$ 15,000.00
WATER PRODUCTION AND DISTRIBUTION	DPS-W-0001	Water Main improvements - 2023-2028 Street Millage	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	
	DPS-W-0002	SCADA system upgrade	\$ 65,000.00	\$ 65,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00								
	DPS-W-0003	Security - Fence Replacement - Water Plant	\$ 15,000.00	\$ 15,000.00												
	DPS-W-0004	Spring Street water replacement - north of Gibbs Street to dead end	\$ 130,000.00	\$ 130,000.00												
	DPS-W-0005	Water Main replacement - M-21 Corridor throughout city limits					\$ 1,000,000.00	\$ 1,000,000.00							\$ 250,000.00	\$ 250,000.00
	DPS-W-0006	County Farm Road water main extension	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	
	DPS-W-0007	Lead & Copper Rule - service line replacement			\$ 450,000.00	\$ 450,000.00										
	DPS-W-0008	Water Main Installation - Waterford Pky - Cedar Creek					\$ 100,000.00	\$ 100,000.00							\$ 100,000.00	\$ 100,000.00
	DPS-W-0009	Water Main Installation - Scott Rd (Searles Estates Drive to CIS Trail)			\$ 450,000.00	\$ 450,000.00										
	DPS-W-0010	Water Main Replacement - Buchanan Street (Swegles - Mead)							\$ 100,000.00	\$ 100,000.00						
	DPS-W-0011	New Elevated Water Tower - Industrial Park					\$ 2,500,000.00	\$ 2,500,000.00								
	DPS-W-0012	Water Main Replacement - Morton Street (Gibbs to Vauconsant) ? Cement Asbestos	\$ 25,000.00	\$ 25,000.00	\$ 300,000.00	\$ 300,000.00										
	DPS-W-0013	Well #9 Installation - pump, well house, generator, utilities, SCADA	\$ 350,000.00	\$ 350,000.00												
	DPS-W-0014	Steel Street watermain installation - across from cemetery			\$ 300,000.00	\$ 300,000.00										
	DPS-W-0015	Water plant building - exterior painting	\$ 50,000.00	\$ 50,000.00												
	DPS-W-0016	Utility truck replacement	\$ 100,000.00	\$ 100,000.00												
	DPS-W-0017	Bingham Township interconnect														
	DPS-W-0018															
	Subtotals		\$ 885,000.00	\$ 885,000.00	\$ 1,250,000.00	\$ 1,250,000.00	\$ 3,800,000.00	\$ 3,800,000.00	\$ 350,000.00	\$ 350,000.00	\$ 150,000.00	\$ 150,000.00	\$ -	\$ -	\$ 400,000.00	\$ 400,000.00
DEPARTMENT OF PUBLIC SERVICES	DPS-WW-0001	TRLS force main replacement					\$ 4,000,000.00	\$ 4,000,000.00								
	DPS-WW-0002	Collection System Assessment	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00			\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00		
	DPS-WW-0003	Sanitary sewer replacement - 800 Block N Spring	\$ 100,000.00	\$ 100,000.00												
	DPS-WW-0004	Biosolids mixing / loading - wastewater plant												\$ 600,000.00	\$ 600,000.00	
	DPS-WW-0005	Tertiary filtration improvements - wastewater plant ? UV Filtration	\$ 4,000,000.00	\$ 4,000,000.00												
	DPS-WW-0006	Train #1 RBC replacement - wastewater plant			\$ 1,600,000.00	\$ 1,600,000.00					\$ 1,600,000.00	\$ 1,600,000.00				
	DPS-WW-0007	Train #2 RBC replacement - wastewater plant					\$ 1,600,000.00	\$ 1,600,000.00								
	DPS-WW-0008	Train #3 RBC replacement - wastewater plant													\$ 1,367,000.00	\$ 1,367,000.00
	DPS-WW-0009	Train #4 RBC replacement - wastewater plant													\$ 1,367,000.00	\$ 1,367,000.00
	DPS-WW-0010	Preliminary and Primary treatment improvements - wastewater plant													\$ 2,177,000.00	\$ 2,177,000.00
	DPS-WW-0011	Single new secondary clarifier													\$ 1,345,000.00	\$ 1,345,000.00
	DPS-WW-0012	Two additional 5-unit RBC trains (development driven)													\$ 3,953,000.00	\$ 3,953,000.00
	DPS-WW-0013	Solids handling improvements - additional digestors													\$ 5,601,000.00	\$ 5,601,000.00
	DPS-WW-0014	Collection System - pipe lining/maintenance	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 10,000.00	\$ 100,000.00		
	DPS-WW-0015	County Farm Road sanitary sewer extension							\$ 300,000.00	\$ 300,000.00						
	DPS-WW-0016	Sanitary sewer construction - M-21 (Baker Street to Scott Road)														
	DPS-WW-0017	Pickup Truck (2006 -3/4 ton)	\$ 60,000.00	\$ 60,000.00												
	DPS-WW-0018	SCADA system upgrade	\$ 50,000.00	\$ 50,000.00												
	DPS-WW-0019	T.E. Pump #3 VFD Replacement	\$ 8,000.00	\$ 8,000.00												
	DPS-WW-0020	Influent Pump VFD Replacement	\$ 13,000.00	\$ 13,000.00												
	DPS-WW-0021	"Smoke" Room Roof Replacement	\$ 30,000.00	\$ 30,000.00												
	DPS-WW-0022	Maintenance building overhead door replacement	\$ 10,000.00	\$ 10,000.00	\$ 12,000.00	\$ 12,000.00										
	DPS-WW-0023	Two RBC pillow blocks	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 15,000.00	\$ 15,000.00								
	DPS-WW-0024	Sanitary manhole assessments	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00										
	DPS-WW-0025	Sludge transfer pump			\$ 15,000.00	\$ 15,000.00										
	DPS-WW-0026	T.E. Pump #1 VFD Replacement	\$ 8,000.00	\$ 8,000.00												
	DPS-WW-0027	Boiler building, blower building, and chemical building roof replacements			\$ 90,000.00	\$ 90,000.00										
	DPS-WW-0028	Air conditioner/heater unit for Townsend Road lift station	\$ 7,000.00	\$ 7,000.00												
	DPS-WW-0029	Steel Street gravity sewer installation - across from cemetery			\$ 150,000.00	\$ 150,000.00										
	DPS-WW-0030															
DPS-WW-0031																
DPS-WW-0032																
Subtotals		\$ 4,431,000.00	\$ 4,431,000.00	\$ 2,015,000.00	\$ 2,015,000.00	\$ 6,025,000.00	\$ 6,025,000.00	\$ 125,000.00	\$ 125,000.00	\$ 1,825,000.00	\$ 1,825,000.00	\$ 35,000.00	\$ 125,000.00	\$ 16,410,000.00	\$ 16,410,000.00	
Total		\$ 5,316,000.00	\$ 5,316,000.00	\$ 3,265,000.00	\$ 3,265,000.00	\$ 9,825,000.00	\$ 9,825,000.00	\$ 475,000.00	\$ 475,000.00	\$ 1,975,000.00	\$ 1,975,000.00	\$ 35,000.00	\$ 125,000.00	\$ 16,810,000.00	\$ 16,810,000.00	
DPW	DPW-0001	Public Works office & vehicle storage - new building	\$ 25,000.00	\$ 25,000.00	\$ 500,000.00	\$ 500,000.00										
	DPW-0002	Pickup Truck #84 (2006)	\$ 60,000.00	\$ 60,000.00												
	DPW-0003	Storm Water System - GIS mapping & assessment	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00								
	DPW-0004	Dump Truck - replace #78 (2007)			\$ 50,000.00	\$ 50,000.00					\$ 250,000.00	\$ 250,000.00				
	DPW-0005	Dump Truck - replace #81 (2003)	\$ 250,000.00	\$ 250,000.00												
	DPW-0006															
	DPW-0008															
	DPW-0009															
	Subtotals		\$ 375,000.00	\$ 375,000.00	\$ 590,000.00	\$ 590,000.00	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	\$ 250,000.00	\$ 250,000.00	\$ -	\$ -	\$ -	\$ -
	FIRE	FD-0001	Gear Extractor Wash Machine		\$ 5,200.00	\$ 5,200.00										
FD-0002		New Turnout Gear Lockers					\$ 6,000.00	\$ 6,000.00								
FD-0003		New Generator at Fire Department	\$ 55,000.00	\$ 55,000.00												
FD-0004		New SCBA's - airpicks (grant) - ARPA possibility	\$ 250,000.00	\$ 25,000.00												
FD-0005		New Air Fill Station and Compressor (grant) - ARPA possibility			\$ 100,000.00	\$ 5,000.00										
FD-0006		Building Sealing	\$ 5,500.00	\$ 5,500.00												
FD-0007		Hose & nozzles for new fire truck	\$ 15,000.00	\$ 15,000.00												
FD-0008		Fire hose			\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00				
FD-0009																
FD-0010																
FD-0011																
Subtotals			\$ 325,500.00	\$ 100,500.00	\$ 112,700.00	\$ 17,700.00	\$ 13,500.00	\$ 13,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ -	\$ -	\$ -	\$ -
PR	PR-0001	Spray park recirculation tank	\$ 205,000.00	\$ 205,000.00												
	PR-0002	Warming House	\$ 40,000.00	\$ 40,000.00												
	PR-0003	Main park lighting (streets and pavilions)														

