

**CITY OF ST CLAIR
PLANNING COMMISSION MEETING
WEDNESDAY, MAY 8, 2024 – 7:00 P.M.
547 N. CARNEY DRIVE – COUNCIL CHAMBERS**

CALL TO ORDER: Chair Terry Beier called the meeting to order at 7:00 pm

ROLL CALL:	Chairman	Terry Beier	Vice-Chair	Dan McCartney
	Council Rep	Mike Laporte	Secretary	Nancy Beaudua
	Member	Paul Wade	Member	Butch Kindsvater

Nancy Beaudua made a motion to excuse Dan McCartney, supported by Butch Kindsvater.

APPROVAL OF AGENDA: *Mike Laporte made a motion to approve the amended agenda, supported by Butch Kindsvater. All in favor, none opposed.*

APPROVAL OF MINUTES: *Nancy Beaudua made a motion to approve the minutes from October 18, 2023 as presented, supported by Paul Wade. All in favor, none opposed.*

ELECTION OF OFFICERS: *Butch Kindsvater made a motion to retain the existing officers, supported by Mike Laporte. All in favor, none opposed.*

Chairman: Terry Beier

Vice-Chair: Dan McCartney

Secretary: Nancy Beaudua

DISCUSSION: Riverview Veterinary Center

Dee Boulier – Westhaven Builders approached me the other day and he had met with the owner of the Riverview Veterinary Center. They would like to add an additional 1500 square foot on the second floor. This would be used as offices. There would be no additional employees added on. Before they go to the expense of getting drawings done up or go to site plan review, they were hoping to get an idea on parking. Currently they need 3 ½ spaces per 1000 square feet. Existing parking is 6 spaces, they are already short 3 spaces. Across the street there are 16 spaces of city parking. The ordinance will allow you to do shared parking but they are going to need a total of 15 spaces. They would need nine spaces of shared parking. I don't see an issue with it as they are not going to add any employees.

We may need to take into consideration of the possibility of this building being sold in the future. No matter what, they need 3 ½ spaces per 1000 feet for the DRD. The parking is there. Westhaven Builders was just wanting an idea of whether or not Planning would be receptive to crediting them for the shared parking.

Discussion continued regarding the parking spaces.

Terry Beier – Can conditions be put on that approval? That the second story space can only be used as it is now?

Dee Boulter – That’s the only issue. You have a building that is 2700 square foot now and then add the additional square footage it would bring it to 4100 square feet. The parking would be the same at 15 spaces. Again, if you allowed the shared parking for a different owner.

Paul Wade – I think that we could put a restriction on it stating that if the building were to be sold, we could revisit the parking spaces. This addition isn’t adding any more traffic coming in and out but someone else could use the space differently, possibly increasing staff and parking needs.

Mike Laporte – As far as shared parking, what about the mall parking lot?

Paul Wade – I would be happy with it if we put a restriction on it.

Butch Kindsvater – I am curious as to how you put a restriction on the building. If she wants to sell it, she isn’t going to come to the city and tell us she is selling it. The realtor isn’t going to say anything to the buyer. That isn’t going to get addressed until after it is sold.

Discussions continued regarding a deed restriction on the property. It is something that could be addressed with Jim Downey. Maybe getting something in writing that states that Planning can make these decisions.

Dee Boulter – Next, I wanted to talk about Dan Brennan’s Clinton Avenue property. He is going to be putting a bakery in there. I told him to get his landscaping done. He wants to put a drive thru in there. I did tell him that he would need to come back to Planning.

Discussions continued about upcoming Planning topics.

Butch Kindsvater made a motion to adjourn, supported by Nancy Beaudua. All in favor, none opposed.

Meeting adjourned at 7:20 pm