

**CITY OF ST CLAIR
PLANNING COMMISSION MEETING
WEDNESDAY, JULY 10, 2024 – 7:00 P.M.
547 N. CARNEY DRIVE – COUNCIL CHAMBERS**

CALL TO ORDER: Vice-Chair Dan McCartney 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
	Member	Tim Distelrath		

Butch Kindsvater made a motion to excuse Terry Beier, supported by Mike Laporte.

ATTENDENTS: Mike Al-Shu-eill, Farooq Shalr and Hassan Jaffar

APPROVAL OF AGENDA: *Butch Kindsvater made a motion to approve the agenda as presented, supported by Nancy Beaudua. All in favor, none opposed.*

APPROVAL OF MINUTES: *Butch Kindsvater made a motion to approve the minutes from May 8, 2024 as presented, supported by Nancy Beaudua. All in favor, none opposed.*

PUBLIC HEARING: None

SITE PLAN: Hampton Manor
300 N Carney Drive
74-07-053-0026-010
Site Plan Amendment

Dan McCartney – This site plan was approved previously but the applicant is asking to raise the roof line. Will the applicant please step up to the microphone?

Mike Al-Shu-eill – Good evening everybody. We are asking to raise the roof line. Currently we are at 9 feet and would like to be allowed to elevate to 12 feet.

Dee Boulier – All they gave us on the new drawing is the *mean* height so I just added the 3 feet onto the original drawings and you still fall within the 35 feet which is what is allowed in your zoning district.

Mike Al-Shu-eill – We wouldn't exceed the 35 feet anywhere. The majority of the changes that will occur are in the guest areas, not the public areas. We will be submitting new plans.

Currently site work is about 80% complete. We have all of the underground storm and the water is done with the exception of the connection behind the school. The foundations are completed as well as all of the underground plumbing. The next phase we will start going vertical so that is why we are asking for this amendment before we start ordering materials.

Paul Wade – Are you raising ceiling height in the rooms?

Mike Al-Shu-eill – Yes, all of the guest rooms are currently at 9 foot as they have in other facilities. They have visited a few facilities and have decided to make these more elegant. They are adding chandeliers and more lighting. The ownership team thinks that having the higher ceilings will give it a better look. The outside façade will stay the same.

Dan McCartney – If there are no further questions then we need a motion to approve the amendment.

Tim Distelrath made a motion to approve the increased ceiling height from 9' to 12 feet as proposed on the drawings. We do understand that we will be getting finished/updated drawings before the permits are issued. Supported by Butch Kindsvater. All in favor, none opposed.

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

Meeting adjourned at 7:15 pm