

**PLANNING COMMISSION
A MEETING OF THE ST. CLAIR SHORES PLANNING COMMISSION
HELD ON SEPTEMBER 12, 2023, AT 7:00 P.M.,
CITY HALL-CITY COUNCIL CHAMBERS**

PRESENT

Paul Doppke, Chairman
Lou Schelosky, Vice-Chairman
Kathy Hanson, Secretary
James Kalich
Robert Hison
Anthony Stonik

ALSO, PRESENT

Liz Koto, City Planner

ABSENT

Patrick McKay, Excused
Ed Jones, Excused
Jeff Mazzenga, Excused

CALL TO ORDER

Chairman Doppke called the meeting to order at 7:03 p.m.

The Pledge of Allegiance was said.

Secretary Hanson called roll. Seven members were present.

A motion was made by Secretary Hanson, and seconded by Commissioner Hison, to excuse Commissioners Jones, Mazzenga, and McKay from tonight's meeting.

A ROLL CALL WAS TAKEN:

AYES: ALL

NAYS: NONE

MOTION: PASSED

CASE NO. PPC23010 – CAPER PUBLIC HEARING – to approve the Consolidated Annual Performance and Evaluation Report for those activities undertaken with Community Development Block Grant Funds from July 1, 2022 to June 30, 2023.

Mr. Blankenship stated this is the Caper report which is submitted every year. Secretary Hanson read a section of the report regarding HUD. Ms. Koto stated that the housing commission is hard to work with.

Commissioner Hison stated that most people in the city do not know what this is about. The only ones that would know about this are the receivers of the funds. Ms. Koto stated that the HUD

representatives today are more invested than the ones from 20 years ago. People over so many years benefitted from this.

Mr. Blankenship stated that this Caper report was advertised on the website, Facebook, Senior Center and the local paper.

Chairman Doppke read the public hearing instructions.

Chairman Doppke opened public hearing.

Audience participation: None

Chairman Doppke closed public hearing.

APPROVAL OF THE JULY 25, 2023, PLANNING COMMISSION MEETING MINUTES.

A motion was made by Hanson and supported by Hison, to approve the Planning Commission Meeting Minutes of July 25, 2023.

A ROLL CALL WAS TAKEN:

AYES: ALL

NAYS: NONE

ABSENT: JONES, MAZZENGA, MCKAY

MOTION: PASSED

REPRESENTATIVE'S REPORT OF CITY COUNCIL MEETINGS

Secretary Hanson stated that at the August 21st City Council meeting was 24101 Jefferson. There was much discussion. The head designer came and the environmental person. They did have some difficulty with some of the neighbors. The land will be tested a few times. Zero is good and 10 is not it was 3. They are going to retest the soil again. Motion by Frederick, seconded by Accica. Approved 5-2 Nays: Caron & Rusie.

LIZ KOTO'S STAFF REPORT

Ms. Koto stated that they will have Kroger Gas Station come before the Planning Commission again. Same location same exact plans and no changes then what they requested before. They are willing to do changes if needed.

She said that she had a meeting today with Amazon Fresh which they dropped out of. It maybe Whole Foods. They do have a list of people that want to go in the building. They are building to the plans for the exterior that was approved and their understanding that Amazon Fresh was to do the exterior.

The Jefferson deal fell through. The problem maybe it is in the floodplain and the taxes are high.

AUDIENCE PARTICIPATION: None

ADJOURNMENT

A motion was made by Hanson, and supported by Stonik, to adjourn the Planning Commission Meeting at 7:24 p.m.

A ROLL CALL WAS TAKEN:

AYES: ALL

NAYS: NONE

ABSENT: JONES, MAZZENGA, MCKAY

MOTION: PASSED

[THE PRECEDING MINUTES ARE A SYNOPSIS OF A PLANNING COMMISSION MEETING AND DO NOT REPRESENT A VERBATIM RECORD.]