

**PLANNING COMMISSION  
A MEETING OF THE ST. CLAIR SHORES PLANNING COMMISSION  
HELD ON JUNE 28, 2022, AT 7:00 P.M.,  
CITY HALL-CITY COUNCIL CHAMBERS**

**PRESENT**

Paul Doppke, Chairman  
Kathy Hanson, Secretary  
Robert Hison  
Jeff Mazzenga  
Patrick McKay  
James Kalich  
Ed Jones

**ALSO, PRESENT**

Denise Pike, Planning  
Shantelle Hubbard, Recording Secretary  
Eric Shepherd, City Attorney

**ABSENT**

Lou Schelosky, excused  
Brandon Johnson, excused  
Anthony Stonik, excused

**CALL TO ORDER**

Chairman Doppke called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was said.

Secretary Hanson called the roll. Seven members were present.

**A motion was made by Secretary Hanson, and seconded by Commissioner Hison, to excuse Commissioner Johnson, Stonik and Vice-Chairman Schelosky from tonight's meeting.**

**A ROLL CALL WAS TAKEN:**

**AYES: ALL**

**NAYS: NONE**

**MOTION: PASSED**

Doppke stated to the audience that there is a not a full board present. The petitioners stated this afternoon that they would like to postpone their case until the July 12<sup>th</sup> meeting when a full board may be present.

Mr. Shepherd explained that when a full board is not present, they notify the petitioners and they have the ability to move to the next meeting so they can make their arguments in front of a full board. The next meeting is July 12<sup>th</sup> and everyone that is within 500 feet will be notified again. In that situation everyone can come back have a public meeting and everyone will be heard and be able to voice their opinion on that matter. Due to the rules and how the board works here they opted to have it at the next meeting when a full board is present.

Doppke stated that in order for a case to pass here tonight they need five out of seven to vote yes. So, nothing will be discussed for the special land use and the site plan approval for 24101 Jefferson.

Doppke stated to the audience that this body is a recommending board our recommendation goes to city council they have the final approval. This board can vote “yes” they could vote “no” or vice versa. City council has the final decision. We have to approve to allow that type of building on that piece of property. After that we need to approve the layout on that piece of property. They need two separate approvals.

**CASE NO. PPC220016: REQUEST FOR SITE PLAN APPROVAL – Request for site plan approval to construct a one-story pump house along 9 Mile Road as part of the Chapaton Pumping Station and Basin Campus, 23001 Nine Mile Road.**

15.509 - SITE PLAN REVIEW (ALL DISTRICTS)

These site plan review procedures and standards are instituted to provide a consistent and uniform method of site plan review by the Planning Commission and the Community Development Department, to ensure full compliance with the standards contained in this ordinance and other applicable local ordinances and state and federal laws, and to provide an opportunity for consultation and cooperation between the applicant, the Community Development Department, the Planning Commission and the City Council. Furthermore, it is the intent of these procedures and standards to achieve maximum utilization of land with minimum adverse effects on adjoining areas.

**As a Planning Commissioner, your role is to ensure that the proposed site plan meets the intent of the city’s Zoning Ordinance by satisfactorily complying with the 24 topics listed in section 48-560 5 a-o. The 24 topics within this plan review are intended to reveal whether a proposal meets the intent of the city’s Zoning Ordinance, Master Plan, and relevant state statutes. Any additional subjects or topics will be reviewed and studied by other applicable departments once the petitioner has applied for a building permit.**

**CASE NO. PPC220016: REQUEST FOR SITE PLAN APPROVAL – Chapaton 9 Mile Station.**

The request is reviewed as follows:

\* \* \* \* \*

The applicant is requesting Site Plan Approval to construct a one-story pump house along 9 Mile Road as part of the Chapaton Pumping Station and Basin campus. The property is owned by Macomb County. The additional pump station is part of upgrades to the 8 ½ Mile Relief Drain and will add in-system storage capacity to prevent flooding and/or outflows into Lake St. Clair during large scale rain events. The existing Chapaton Pumping Stations will both remain. A portion of 9 Mile Road east of the Shore club maintenance building is proposed to be vacated. A public hearing on the street vacation is scheduled for the July 18<sup>th</sup> City Council meeting.

\* \* \* \* \*

**Planning Commission Chairman** – Please read this statement into the record prior to reviewing the site plan to the petitioner.

The Planning Commission and City Council understand that your presence here tonight constitutes that you are a legal representative of the petitioner for Planning Case PPC220016. Each statement of intent, promise and/or pledge, made by you, the petitioner or agent, either orally or in writing, if permitted by Ordinance, shall be binding upon the petitioner and shall be a condition of said special land use and site plan approval.

\* \* \* \* \*

The request is reviewed as follows:

**1) Zoning**- The zoning of the parcel is CLD – Central Lakefront District. A governmental building servicing persons living in the adjacent residential area is an allowable use within the district.

**2) Adequacy of Information** (Section 48-560, 5, a) –The information provided is adequate for this review.

**3) Site Design Characteristics**– (Section 48-560, 5, b) The site plan indicates the construction of a one-story pump house along 9 Mile Road at the Chapaton Pumping House and Basin. The pump station is part of the 8 ½ Mile Relief Drain upgrades to provide in-system storage capacity during large scale rain events. The pump station proposed is 12,426 square feet. The interior space consists of screening, pump, electrical and switch gear rooms. The exterior of the building is proposed to be a masonry veneer with metal decking accents and translucent windows complimented by nautical themed circular window accents. Canopies are proposed over entry doors. As designed, the pump station is sited within the right-of-way on the northern edge of 9 Mile Road. No employees will be housed within the building. Maintenance workers will come and go as needed.

**4) Preservation of Natural Areas** (Section 48-560, 5, c) – There are no natural areas to preserve in the immediate vicinity of the proposed building. The County is seeking approval through the Michigan Department of Environment, Great Lakes and Energy (EGLE) to undertake improvements to the canal on the eastern end of the Chapaton Basin.

**5) Privacy** (Section 35.82, 5, d) – The site is adjacent to residential, and a wall currently exists on the site. No additional screening will be required.

**6) Emergency Vehicle Access** – (Section 48-560, 5, e) Emergency vehicle access will not change.

**7) Ingress and Egress**– (Section 48-560, 5, f) Ingress and egress from the site will be from 9 Mile Road into the parking area over the Chapaton Basin. Additionally, a private service road will replace the vacated portion of 9 Mile Road (if approved).

**8) Pedestrian Circulation** (Section 48-560, 5, g) – Pedestrian traffic is minimal along this section of Nine Mile Road. No public sidewalks exist on either side. If the requested vacation of 9 Mile Road is approved, the road will transition to a private service drive and pedestrian access would not be allowed.

**9) Vehicular and Pedestrian Circulation Layout** (Section 48-560, 5, h) – Vehicular access to buildings within the Chapaton campus will remain via the large parking lot atop the Chapaton Basin. The entrance to the parking is just east of the existing Chapaton Pumping Station facility and the lot extends east to the 9 Mile Road Boat Launch.

**10) Drainage** (Section 48-560, 5, i) – Engineered plans have been included in the submittal for construction.

**\*11) Exterior Lighting** (Section 48-560, 5, j) – Exterior lighting has not been proposed on the plan.

**All lighting must be shielded from adjacent residences.**

**12) Public Services** (Section 48-560, 5, k) – Public services will not be affected by the proposed use.

**\*13) Landscaping, Fences, and Walls** (Section 48-560, 5, l) – Landscaping is shown on the building renderings but a landscape plan has not been provided.

**14) Exterior Building Treatment**– (Section 48-560 5, l)

**Planning Commission can recommend modification of the architectural design standards if it believes that, as proposed, the design meets the intent of the ordinance.**

The exterior of the building is proposed to be brick veneer over 8” CMU. Sheet metal is proposed along the fascia board. Large translucent storefront windows with decorative metal shutters are proposed for the façade complimented by round nautical accent windows.

The building elevations are consistent with the Design Interpretation section (48-406) of the Central Lakefront District ordinance. The building has varying roof heights, large windows, and a brick exterior. The ordinance calls for the brick to be in the red-brown range. Canopies are used to bring elements of the building to pedestrian scale. No turrets or other prominent design features are prevalent.

**15) Waste Storage** (Section 48-560, 5, n) – Additional waste from the proposed pump station is anticipated to be minimal. Therefore, the existing waste storage is adequate.

**16) Mechanical Equipment** (Section 48-560, 5, o) – Mechanical equipment will be housed within the building and screened via translucent windows. Mechanical equipment

**17) Parking** (Section 48-955) – The parking requirement for public utility facilities is one for each employee based on the maximum number of employees on duty at any one time. The only employees proposed for the pump station are maintenance workers that will access the station as needed. Existing parking on the site is adequate.

**18) Setbacks** (Section 48-405) – For buildings not along Jefferson the building line for the Central Lakefront District is established under **Section 48-950 1 b. - Corridor Frontage District.**

*Mile Road frontage.* A building shall be erected on a line established 65 feet from the subject street centerline. A front setback from the established building line of a maximum 25 percent of the said building facade is permitted.

If approved, the right of way for 9 Mile Road would be vacated. The proposed pump station is located off a proposed private service drive.

**\*19) Building Height (Section 48-958)** – For building height, Central Lakefront District refers to Section 48-958 Corridor Frontage Sub-District. The maximum height for a flat roof, one-story building is 20 feet. The heights of the proposed buildings are 23.41 and 30.67.

**A variance will be required for the total height of the building.**

**\*20) Transformer Pad** – Transformers are located at the east end of the parking lot. Three generators are identified on the site plan for the new pump station.

**Generators must be shielded from view.**

**21) Screening Wall** – See number 5 Privacy.

**22) Signs** – Any signs will be considered under a separate review.

**23) Loading** (Section 35.75) – No loading areas are necessary or proposed.

**24) Other** – The County, if permitted, will be undertaking the construction of the 9 Mile Pump Station project and canal improvements simultaneously. That said, representatives have indicated that the parking atop the Chapaton basin and the 9 Mile Boat Launch will need to be closed during construction, which is projected to last approximately three years.

**ITEMS OF CONCERN – 11, 13, 19, 20**

**Staff recommends approval of this proposal based on attention to the items listed above.**

Candace S. Miller, Macomb County Public Works Commissioner, said the mission for their department is the water quality equals quality of life and how we can be a critical component of economic prosperity. Everyone is concerned about what we put in our water what we can do better generationally make sure we leave it a little cleaner for the next generation. We are very focused on, for instance, our combine sewer overflow. This is something that has been going on for decades. The entire City of Eastpointe and about 80% of St. Clair Shores are going through the Chapaton Pump Station. The rest of St. Clair Shores there sanitary and storm sewer are going through our Martin Retention System. They are trying to do everything to reduce and try to eliminate combine sewer overflow that is being discharged into Lake St. Clair. After a heavy rain event because the underground infrastructure that we have we are looking what we need to do.

Tonight, they are here to discuss a new pump station at our Chapaton pump station a new pump house. This was built in 1968. There have not been any substantial upgrades in a very long time. Population has changed certainly demographics rather or not climate is happening. We are getting a lot more than we have gotten in a long time especially the intensity of the rainfall. We need a new pump station.

They have done a master plan all over the county this is one of the things they came up during their master plan discussion that we need to take a look at a new pump at Chapaton. We have been working with the city engineers and the city planners and moving this along would be great.

Brian - Nine Mile Drain is a primary mechanism to carry waste water from west to east all the way from Eastpointe to St. Clair Shores to Jefferson. Under rare conditions the flow is so high that the Chapaton Pump Station may not be able to keep up. The flow can go through that emergency bypass at Nine Mile emergency bypass. There is an opportunity for it drop into the basinary gravity at that point. When all of those things are full the last outlet would be to Lake St. Clair. Under low and average lake levels should not be a problem. The reason high lake levels could cause basement backups.

We can pump over the highway and it would not impact the basements. The pump station itself is the second largest pump station in Macomb County. It about 600 cubic feet per second and about 400 million gallons per day. It would pump from the nine mile drain and we would put it in the basin first before the lake. They will have emergency generators installed so if there is no electricity, they will have enough generators there to fully power the pump station. It is located between the Chapaton pump station and what they call the East building at the outlet to the basin about two-thirds of the way down the length of Nine Mile. It is a very tight space one of the biggest challenges is that this pump station has a very narrow place essentially between the Nine-mile sewer the box culvert sewer and the Chapaton base itself there is less than 30 feet to use there to build this pump station. Part of this building is on top of the pump station.

To have a public street so close to the basin is not a good idea so the county has petitioned to vacate a portion of nine-mile road adjacent to the basin.

The pump station is located on the north east corner of Nine Mile and Jefferson. The east building at the far end the existing building there is pumps and chemical addition. The long rectangle is a basin which is 28 million gallons in size it is the largest retention basin in Michigan.

The project will get started August – September time frame or we hope to award this to a contractor at this time. And probably anything not going to happen into the fall and maybe into the winter. It will take 2 ½ years to get this constructed early 2025.

He is going over the color renderings from the architect.

Secretary Hanson asked that she believed that this is just for Detroit and Grosse Pte. and this is for the south end of St. Clair Shores. Ms. Miller stated that this pump station has nothing to do with Grosse Pte. or Detroit this is only for Eastpointe and 80% of St. Clair Shores. Ms. Miller stated that there is a pipe from Chapoton that runs down Jefferson all the way to Detroit. What they call the Conner Creek Detroit pump station.

Secretary Hanson asked about the boat launch because it is a public boat launch. Ms. Miller stated that they will not have the boat launch open during construction. She said that it will remain open and that it will be closed at least for two full seasons. The boat launch is really owned by the draining district which is St. Clair Shores and Eastpointe. We do have people come from all over.

Secretary Hanson stated that it will be up to the council to see what they will do about the boat launch at Blossom Heath and city hall.

Commissioner Hison asked if that boat launch is originally St. Clair Shores and Eastpointe technically owns. St. Clair Shores residents we have two other places where they can do that within the city but not Eastpointe. He is not sure if the council is going to look at exceptions during that time for Eastpointe only. This will bring a lot more business and there are some exceptions that they may consider Eastpointe to use the boat launch at two different locations.

Commissioner Hison stated that he has been involved with that for a long time through SMDA and SMSD. The question he has if the pumps that we have probably about 15 years ago we had major problems with the pump station under the previous administration and when they got there to do the walk through the small pumps were not working and the intermediate only one was working and two of three big pumps were working. People talk about pumps this is like a spaceship sitting in a building that is probably 35 to 40 feet high that we had to remove we had to send it out because of asbestos and we had to rework the whole thing they had to cut a whole new building. This building with the pumps that are going to be put if any of them had to be replaced or worked on outside of the pump building is that the roof top that they can come out of.

Steve Wagner, Macomb County Public Works Office, there is sky lights in the roof that they can actually pull the pumps straight up with a crane and put them on a truck and take them away.

Commissioner Hison stated that we replaced the two with submergible pumps so they can operate under water and put new intermediate and fix all the pumps. Because of that we had fewer open pumps. The flooding is still a problem that is so important to have this facility put into effect. We have better pumps that is being put in that we have had. What is the cost and who is going to be face with paying for this? Ms. Miller stated that this cost started at around 430 million dollars but now it is \$40 million or maybe \$45 million they are going to get bids here shortly. The cost is escalating they tried to scale it back a little. Normally the cost would be passed off to the rate payers. They had a federal earmark from Debbie Stabenow's office for \$4.5 million that can be used down in Chapoton. We received monies from Senator Peters as well for Martin. Recently they received \$72 million dollars from the state from the ARP. The

Great Lakes Water Authority that has over 100 communities got \$25 million. They expect that they will get about 1/3 of the county's ARP money which is about \$40 million. Right now, they feel that there may not be a rate increase for the rate payers.

Commissioner Hison stated this will make many people very happy. Obviously cost of water is going up we don't want it in the basements or in the street. We are doing as much as we can keep it out of the storm and various places. Since Ms. Miller came on board, we have seen so much improvement and steps in the right direction to do this. It has been historical for St. Clair Shores to be flooded. If it rains 2 – 3 inches they are down in their basement to see if it flooded.

Ms. Miller stated that we have to think about the next generation.

Commissioner Hison stated that in 2023 next year we have our parade on Jefferson and every year we use the drain to line up. Will this be off limits to us. Ms. Miller stated that they have talked to the mayor Walby about this. She thinks that this may have to be moved to Harper. With construction she does not see us using the drain area.

Commissioner Kalich asked if one pump does go down and it needs to be repaired and something they can add. The petitioner stated that burned capacity of 600 c.s.f. that means that we have pumps on standby ready to go. Once this pump station is built, we can take Chapaton offline. It gives us that flexibility that we don't have.

Secretary Hanson mentioned that they have to go in front of the ZBA for that variance and they also need to turn in landscape plans that we have not received yet. They said they will get it done.

Ms. Miller stated that the piece of Nine Mile Road in the back has been abandoned. They have been working with city council and legal and with Jimmy Pappas he is happy as to what we are doing. He has a warehouse there that he can access.

Chairman Doppke stated that the maximum height for a flat roof is 20 feet high. And theirs is 23.41 feet and 30.67 feet so they have to go to ZBA. The exterior lighting must be shielded from adjacent residents.

Commissioner Hison asked if there was a time that we were told that when we go out to the lake there some legislation to say that they were going to enforce deep chlorinated before it is to go out to the lake. Is that still a possibility? Ms. Miller stated that they have a permit for everything that is discharged out onto the lake. This particular facility service will allow us some additional storage that will be a 10% percentage reduction of the combined sewer overflow just for this pump station. We have already done some operational changes which went well in various kinds of things. In the last two years we reduced the amount of CSO by 30%. We have just started a new project called "In System Storage Project." We have a 12 ft. pipe each that goes up to Eastpointe. They didn't think they were not using the whole pipe so he put flow meters and found that on a 12 ft. pipe the thing was dry even after a rain event. We had only 32" of flow. The rest of the pipe was never touched. We are installing a rubberized bladder and the heavy rain event will be able to store the flow behind that and after the rain event dissipates, we will be able to slowly allow it to go down for the proper treatment. By doing that we should reduce our sewer overflow by another 30% then we have another project that is under way and she already has \$2 million from the state for this project. by expanding an open storage we will dig down deeper. This will give us some additional storage and that would be another 10%. All of this should give us a total of about 80%.



They are looking at Martin which is also in St. Clair Shores this would handle another 20% of St. Clair Shores and the other 80% is Roseville.

**A motion was made by Commissioner McKay and supported by Secretary Hanson, to approve the request for site plan approval to construct a one-story pump house along 9 Mile Road as part of the Chapaton Pumping Station and Basin Campus, 23001 Nine Mile Road with items of concern all lighting must be shielded from adjacent residences; Landscaping is shown on the building renderings but a landscape plan has not been provided; A variance will be required for the total height of the building and generators must be shielded from view and to bring attention to city council about the boat launch.**

**A ROLL CALL WAS TAKEN:**

**AYES: ALL**

**NAYS: NONE**

**ABSENT: SCHELOSKY, JOHNSON, STONIK**

**MOTION: PASSED**

**APPROVAL OF MINUTES FROM THE MAY 24, 2022 PLANNING COMMISSION MEETING.**

**A motion was made Commissioner Hison and supported by Commissioner McKay, to approve the Planning Commission Meeting Minutes of May 24, 2022 Planning Commission Meeting.**

**A ROLL CALL WAS TAKEN:**

**AYES: ALL**

**NAYS: NONE**

**ABSENT: SCHELOSKY, JOHNSON, STONIK**

**MOTION: PASSED**

### **REPRESENTATIVE'S REPORT OF CITY COUNCIL MEETINGS**

Secretary Hanson said that in regards to CDGB some of the council members want to come to our meetings. CDBG was approved. The Shores Theatre was approved. Two of the council members did not hold Dave Hardin to a time schedule. Commissioner Hison stated that it was in our meeting minutes. City council did not have our meeting minutes to explain why he asked for the timeline. He said after 2 to 3 years he wanted timeline for council because it has been 3 years going to ZBA and he has the first building coming to Nine Mile.

### **CITY PLANNER DENISE PIKE'S STAFF REPORT**

Ms. Pike stated that she does not have anything.

**AUDIENCE PARTICIPATION:** None

### **ADJOURNMENT**

**A motion was made by Secretary Hanson, and supported by Commissioner McKay, to adjourn the Planning Commission Meeting at 8:00 p.m.**

**A ROLL CALL WAS TAKEN:**

**AYES: ALL**

**NAYS: NONE**

**ABSENT: SCHELOSKY, JOHNSON, STONIK**

**MOTION: PASSED**

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