

**ALGONAC PLANNING COMMISSION**  
**Council Chambers, 805 St. Clair River Drive**  
**Algonac, MI 48001**

**Agenda**  
**Special Meeting**  
**Monday, January 26, 2026**  
**6:00 p.m.**

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Presentations
5. Communications and Notices
6. Citizens to be Heard
7. Public Hearing
8. Approval of Minutes – August 25, 2025
9. Unfinished Business
10. New Business
  - a. Consider Request for Special Land Use at 1309 St. Clair River Drive
11. Items for Next Agenda
12. Adjournment

**The next meeting will be Monday, March 23, 2026**

This notice is posted in compliance with PA267 of 1976 as amended (Open Meetings Act), MCLA 41.72a (2) (3) and the Americans with Disabilities Act. Individuals with disabilities requiring auxiliary aids or services should contact the city clerk at P.O. Box 454, Algonac, Michigan, 48001 (810) 794-9361 ext 215 or e-mail address [cityclerk@cityofalgonac.org](mailto:cityclerk@cityofalgonac.org).



Item No: 8  
Meeting: 1.26.2026

## **Business of the Algonac Planning Commission**

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### **Agenda Statement**

**Item Title:** To approve Planning Commission meeting minutes

**Submitted by:** Denice A. Gerstenberg, City Manager

#### **Summary**

Meeting minutes from August 25, 2025 are attached for your review.

#### **Suggested Action**

##### **MOVED BY:**

##### **SUPPORTED BY:**

To approve Planning Commission meeting minutes of August 25, 2025 as presented.

APPROVED/Denied

**ALGONAC PLANNING COMMISSION**  
**Council Chambers, 805 St. Clair River Drive**  
**Algonac, MI 48001**  
**Proposed Minutes**  
**Monday, August 25, 2025**  
**6:00 p.m.**

**Call to Order**

Chairperson Thompson called the meeting to order at 6:00 p.m.

**Roll Call**

Present: Dare, Ragsdale, Sopata, Thompson, Tideswell

Absent: Chase, Hass, Sternberg, Stoneburner

Others: Evah Newman, Deputy City Clerk

**Pledge of Allegiance**

Chairperson Thompson led the Pledge of Allegiance.

**Presentations**

There were no presentations.

**Communications and Notices**

There were none.

**Citizens to be Heard**

There were none.

**Public Hearing**

**Approval of Minutes – July 28, 2025**

Motion by Tideswell, supported by Dare to approve the July 28, 2025 Planning Commission meeting minutes as presented. Motion carried.

**Unfinished Business**

None

**New Business**

**Election of Chairman**

Motion by Tideswell, supported by Ragsdale to elect Mark Thompson Chairperson of the City of Algonac Planning Commission for a term beginning immediately and ending in August, 2026. Motion carried.

**Election of Vice-Chairman**

Motion by Tideswell, supported by Sopata to elect Adam Ragsdale Vice Chairperson of the City of Algonac Planning Commission for a term beginning immediately and ending in August, 2026. Motion carried.

**Approval of Meeting Calendar for FY 2025-2026.**

Motion by Ragsdale, supported by Dare to set the following meeting dates for the Planning Commission 2025-2026 calendar: Monday, October 27, 2025, Monday, January 26, 2026, Monday, March 23, 2026, and Monday, August 24, 2026, to be held at 6:00 p.m. Motion carried.

**Items for Next Agenda**

There are no items scheduled at this time.

**Adjournment**

Motion by Tideswell, supported by Ragsdale to adjourn the meeting at 6:27 p.m.

Signed _____	Respectfully submitted _____
Mark Thompson Chairperson	Lisa Borgacz City Clerk



## **Business of the Algonac Planning Commission**

### **Agenda Statement**

**Item Title:** To consider Request for Use Subject to Special Conditions at 1309 St. Clair River Drive.

**Submitted by:** Denice A. Gerstenberg, City Manager

#### **Summary**

1309 St. Clair River Drive is a .33-acre corner lot located at M-29 and Smith Street, across from the Algonac boat launch and Riverfront Park featuring a currently vacant 1,926 square foot building.

The applicant has submitted the attached Special Land Use Application for an automotive service facility specializing in muffler, brake and minor exhaust system repairs and replacements. The business will also provide diagnostic services, welding, and parts installation for passenger vehicles and light trucks.

The current zoning is General Business District (Sec. 50-256). The requested use *is a permitted use* subject to special conditions after a public hearing held in accordance with section 50-546 by the planning commission if the commission, upon review of the plans, finds that the plans meet the conditions herein required, together with such other conditions as may be imposed to carry out the purposes of this article, subject to the conditions hereinafter imposed for each use:

Sec. 50-258. - Uses subject to special conditions.

(6) Minor automotive repair businesses such as muffler shops, shock absorber replacement shops, tire stores, undercoating shops and minor engine repair shops, subject to the following conditions:

- a. Access to such use shall be directly to a major or collector street or shall be to a minor street which has direct access to an abutting major or collector street.
- b. Access to and from such use shall not be cause for traffic to utilize residential streets.
- c. Outdoor storage of parts or materials shall be prohibited unless such storage is within a fenced and obscured area which meets all setback requirements.
- d. Vehicles shall not be allowed to be stored outside the building for more than 48 hours unless awaiting repair for which a "work order," signed by the owner of the vehicle, is posted in the vehicle so as to be visible from outside the vehicle.
- e. Areas for off-street parking required for customer use shall not be utilized for the storage of vehicles awaiting repair.
- f. All vehicle servicing or repair, except minor repairs such as, but not limited to, tire changing and headlight changing shall be conducted within a building.
- g. Suitable containers shall be provided and utilized for the disposal of used parts and such containers shall be screened from public view.

- h. A six-foot obscuring wall shall be provided and maintained on those property lines adjacent to or abutting a residential district.

In addition, per the attached City of Algonac Design Standards, this existing building should incorporate architectural design elements, exterior lighting, and signage that reflect a cohesive nautical theme that strengthen the city's identity as a unique and engaging waterfront community. Applicant should submit a plan for implementation of such elements for approval by the City Manager and Building Official prior to commencing any work.

### **Suggested Action**

#### **MOVED BY:**

#### **SUPPORTED BY:**

To approve the request for minor automotive repair use at 1309 St. Clair River Drive Subject to the following special conditions per Section 50-258 (6):

- a. Access to such use shall be directly to a major or collector street or shall be to a minor street which has direct access to an abutting major or collector street.
- b. Access to and from such use shall not be cause for traffic to utilize residential streets.
- c. Outdoor storage of parts or materials shall be prohibited unless such storage is within a fenced and obscured area which meets all setback requirements.
- d. Vehicles shall not be allowed to be stored outside the building for more than 48 hours unless awaiting repair for which a "work order," signed by the owner of the vehicle, is posted in the vehicle so as to be visible from outside the vehicle.
- e. Areas for off-street parking required for customer use shall not be utilized for the storage of vehicles awaiting repair.
- f. All vehicle servicing or repair, except minor repairs such as, but not limited to, tire changing and headlight changing shall be conducted within a building.
- g. Suitable containers shall be provided and utilized for the disposal of used parts and such containers shall be screened from public view.
- h. A six-foot obscuring wall shall be provided and maintained on those property lines adjacent to or abutting a residential district, and
- i. Incorporate architectural design elements, exterior lighting, and signage that reflect a cohesive nautical theme that strengthen the city's identity as a unique and engaging waterfront community. Applicant should submit a plan for implementation of such elements for approval by the City Manager and Building Official prior to commencing any work.

APPROVED/Denied

Jan 26<sup>th</sup> \$500 FEE  
4<sup>th</sup> Monday

# City of Algonac

805 St. Clair River Drive, PO Box 454,  
Algonac, MI 48001.  
810-794-9361. www.cityofalgonac.org.

## Special Land Use Application

Application No. \_\_\_\_\_

### 1. APPLICANT

☐ is the owner ☐ has an option to purchase ☒ is buying on land contract

Name Douglas + Christa Betts Street Address 7202 Flamingo St.

City Clay State MI Zip Code 48001 Cell Phone 586-216-2042

Home Phone N/A Email Address cm1628552@yahoo.com

### 2. PROPERTY OWNER

Name Douglas + Christa Betts Street Address 7202 Flamingo St.

City Clay State MI Zip Code 48001 Cell Phone 586-216-2042

Home Phone \_\_\_\_\_ Email Address \_\_\_\_\_

### 3. PROPERTY DESCRIPTION

Property Address 1309 St. Clair River Dr Sidwell No: \_\_\_\_\_ Acreage: \_\_\_\_\_

Property is located on the South side of Smith St. Road between Smith and Clay Roads.

### 4. DESCRIBE PROPOSED USE.

See Attachment

### 5. EXPLAIN HOW PROPOSED USE IS HARMONIOUS WITH OBJECTIVES, INTENT & PURPOSE OF ZONING ORDINANCE.

See Attachment

### 6. EXPLAIN HOW PROPOSED USE WILL BE COMPATIBLE WITH NATURAL ENVIRONMENT AND EXISTING AND FUTURE LAND USES IN THE VICINITY.

See Attachment

### 7. EXPLAIN HOW PROPOSED USE WILL BE COMPATIBLE WITH THE CITY MASTER PLAN.

See Attachment

### 8. EXPLAIN HOW PROPOSED USE WILL BE SERVED ADEQUATELY BY STREETS, POLICE AND FIRE, WATER, SANITARY SEWER, STORM SEWER, & REFUSE, OR HOW YOU WILL PROVIDE FOR SUCH SERVICES.

See Attachment



9. EXPLAIN HOW PROPOSED USE WILL NOT BE DETRIMENTAL, HAZARDOUS, OR DISTURBING TO EXISTING OR FUTURE NEIGHBORING USES, PERSONS, PROPERTY OR THE PUBLIC WELFARE.

See Attachment

10. EXPLAIN HOW PROPOSED USE WILL NOT CREATE ADDITIONAL PUBLIC COSTS FOR PUBLIC FACILITIES AND SERVICES THAT WILL BE DETRIMENTAL TO THE ECONOMIC WELFARE OF THE COMMUNITY.

See Attachment

#### 11. SIGNATURES REQUIRED

Applicant Signature:

Chita Sutt

Date:

11-10-2015

Property Owner Signature:

Mike Boutsikaris

Date:

11/10/25

#### 12. ATTACHMENTS REQUIRED

- ☒ Documentation verifying ownership or interest in property (i.e. warranty deed, land contract, lease, etc.).
- ☒ Legal description(s).
- ☒ A scaled and accurate survey drawing correlated with a legal description and showing all existing buildings, drives, and other improvements.
- ☐ A site plan, if requested by the planning commission.
- ☐ Application Fee per Ordinance

#### PLEASE NOTE:

- ☐ Application and required attachments must be submitted at least 21 days prior to the Planning Commission meeting.
- ☐ The city is required by law to publish notification of the special land use request not less than fifteen (15) days prior to the Planning Commission meeting.
- ☐ The city is also required to mail the public notice to all persons to whom real property is assessed within 300 feet of the boundary of the property not less than fifteen (15) days prior to the Planning Commission meeting.



#### **4. Describe Proposed Use**

The proposed use is for an automotive service facility specializing in muffler, brake, and minor exhaust system repairs and replacements. The business will provide diagnostic services, welding, and parts installation for passenger vehicles and light trucks.

#### **5. Explain how proposed use is harmonious with objectives, intent, and purpose of zoning ordinance**

The proposed use is consistent with the commercial/light industrial zoning objectives of providing services that support local residents and vehicle owners. It promotes local economic activity, utilizes an existing commercial building, and maintains the character of surrounding service and retail businesses.

#### **6. Explain how proposed use will be compatible with natural environment and existing and future land uses in the vicinity**

The proposed muffler and brake shop will operate entirely within an enclosed building, minimizing noise and environmental impact. No hazardous waste will be stored outdoors, and used materials (oil, metal, filters) will be disposed of properly through licensed recyclers. The use is compatible with nearby automotive and commercial properties.

#### **7. Explain how proposed use will be compatible with the city master plan**

The City's master plan encourages redevelopment and continued use of existing commercial corridors to support local employment and services. The proposed shop aligns with that vision by revitalizing a commercial site, providing skilled trade employment, and serving the transportation needs of residents and businesses.

#### **8. Explain how proposed use will be served adequately by streets, police, fire, water, sanitary sewer, storm sewer, & refuse**

The site is currently served by public streets, municipal water, sanitary and storm sewer systems. Police and fire protection are available through the City of Algonac. Refuse and recycling services will be contracted through an approved local provider. No additional public infrastructure is required.

**9. Explain how proposed use will not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property, or the public welfare**

Operations will be conducted indoors during normal business hours (e.g., 8:00 a.m.–5:00 p.m.). Proper sound insulation, waste handling, and safety procedures will ensure no adverse effects on adjacent properties. The business will comply with all local noise, signage, and environmental regulations.

**10. Explain how proposed use will not create additional public costs for facilities and services detrimental to the community**

The proposed use will not require new public infrastructure or additional municipal services. All improvements and maintenance will be privately funded by the business owner. The project will contribute to the city's tax base and promote economic stability.

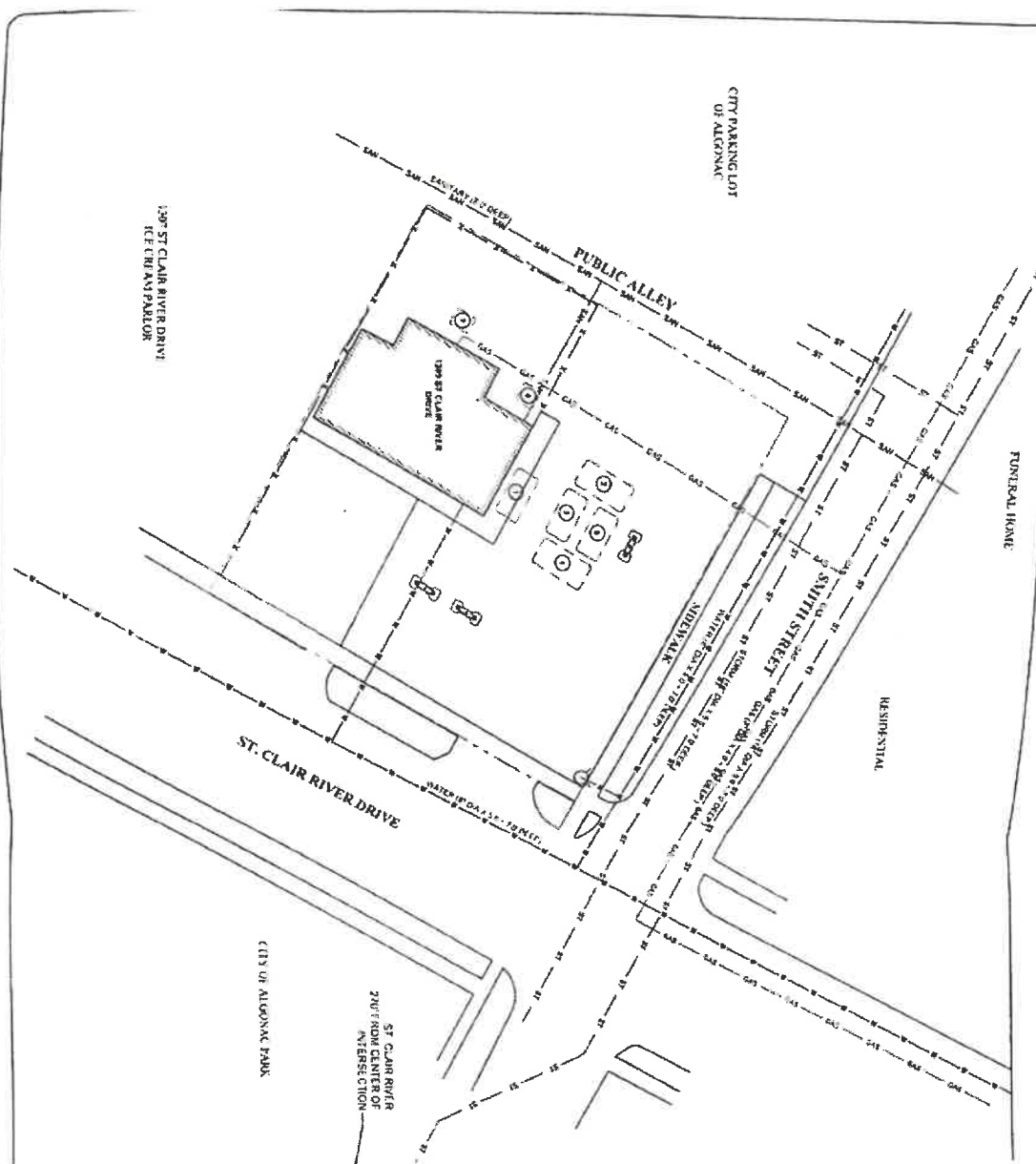
Chris Latta  
PL

## #12 Attachments:

**Legal Description:** Lots 5 and 6, Block 148 of Village of Algonac According to the Plat Thereof Recorded in Liber F of Plats, Page 51 of Saint Clair County Records. Being the Southwest Corner of St Clair River Drive and Smith Street Having a Frontage of 120 Feet More or Less on Smith Street

Commonly known as 1309 St. Clair River Drive, Algonac, MI 48001

**Site Drawing** showing utilities...



**Proof of Ownership:**

**CERTIFIED TRUE COPY**

**MEMORANDUM OF LAND CONTRACT**

**Drafted By:**  
Robert Peleman  
1309 St. Clair River Drive  
Algonac, MI 48001

**Return To:**  
Boutsikaris Holdings LLC  
41235 Belvidere  
Harrison Twp , MI 48045

**Tax Parcel No.:**  
01-105-0430-000  
**File Number:**  
986868

*This Memorandum of Land Contract* entered into on this December 18, 2023, by and between: **Robert Peleman**, whose address is \_\_\_\_\_, \_\_\_\_\_, hereinafter referred to as "Seller" and **Boutsikaris Holdings LLC**, whose address is 41235 Belvidere, Harrison Twp , MI 48045, hereinafter referred to as "Purchaser".

***Witnesseth:***

The Purchaser and Seller have entered into a Land Contract of even date herewith and they desire to enter into this Memorandum of Land Contract to give record notice of the existence of said Land Contract. In consideration of the premises and other good and valuable consideration, the Seller, acknowledges and agrees that the property described below was sold to the Purchaser on Land Contract of even date:

Land in the City of Algonac, County of Saint Clair, State of Michigan, described as follows:

Lot(s) 5 and 6, Block 148 of VILLAGE OF ALGONAC according to the plat thereof recorded in Liber F of Plats, Page 51 of Saint Clair County Records. Being the Southwest corner of St. Clair River Drive and Smith Street and having a frontage of 120 feet more or less on Smith Street.

More commonly known as: **1309 St. Clair River Dr, Algonac, MI 48001**

The purpose of this Memorandum of Land Contract is to give record notice of the existence of the aforesaid Land Contract.

In Witness Whereof, the parties have executed this Memorandum of Land Contract and have caused their hands and seals to be affixed hereto the day and year first written.



***First American Title™***

Page 1 of 2

*(Attached to and becoming a part of Memorandum of Land Contract dated: December 18, 2023 between Robert Peleman, as Vendor(s) and Boutsikaris Holdings LLC, as Vendee(s).)*

**Seller(s):**

Robert Peleman

**Robert Peleman**

**Purchaser(s):** Boutsikaris Holdings LLC

**By:** Mike Boutsikaris

**Name:** Mike Boutsikaris  
**Title:** Sole Member

**State of Michigan**

**County of** Wayne

The foregoing instrument was acknowledged before me this December 18, 2023 by Robert Peleman and Mike Boutsikaris, Sole Member of Boutsikaris Holdings LLC.

J Arthur

**Notary Public:**  
**Notary County/State:** /  
**County Acting In:**  
**Commission Expires:**



**First American Title™**

Page 2 of 2

# AFFIDAVIT OF PERMISSION

State of Michigan  
County of St. Clair

I, **Mike Boutsikaris**, being duly sworn, hereby state and affirm as follows:

1. **I am the owner** of the property located at:  
**1309 St. Clair River Drive**  
**Algonac, MI 48001**
2. I hereby **grant permission to Doug and Christa Betts** to:  
present the **Special Land Use Agreement**.
3. This permission is granted starting on **November 19, 2025**, and will remain in effect until  
**revoked in writing**.
4. I certify that I am the lawful owner of the above-mentioned property and have the legal  
authority to grant this permission.
5. This affidavit is made voluntarily and without any coercion.

I declare under penalty of perjury that the foregoing is true and correct.

 *Mike Boutsikaris* 11/19/25

**Mike Boutsikaris**  
**Date: November 19, 2025**

Phone: 586-668-8817  
Email: [mike@totaltanwellness.com](mailto:mike@totaltanwellness.com)

**RECEIVED**  
**NOV 19 2025**

BY:  .....

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# CITY OF ALGONAC

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## GENERAL, CENTRAL & MARINA Business DISTRICTS

### DESIGN STANDARDS

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Adopted by City Council  
October 2, 2018

Mayor Eileen Tesch  
Michael Bembas, Mayor Pro-Tem  
Corey Blair  
Raymond Martin  
Jim Osieczonek  
Terry Stoneburner  
Mark Thompson

Denice A. Gerstenberg, City Manager



## PURPOSE

The city of Algonac recognizes the need to reinforce the riverfront character of the city and provide a vibrant economic environment. These standards are designed to:

- Encourage greater access to the riverfront;
- Enhance the nautical charm of the community through architectural styles, elements, details and materials;
- Foster and enhance a diversity of uses that are suitable for a riverfront community;
- Preserve and enhance local and regional history; and
- Promote pedestrian friendly development.

These design standards apply to all developments within the central, general and marina business districts.

ALL DEVELOPMENT MUST CONTINUE TO MAINTAIN compliance with all applicable codes and regulations. These regulations shall supersede where conflicts exist.

THESE STANDARDS SHALL APPLY, IN WHOLE OR IN RELEVANT PART to all applications commenced from the date of adoption by the Algonac City Council.

THESE STANDARDS SHALL APPLY TO ALL PROPOSED ACTIONS within these districts which include one or more of the following activities:

- [1] Any new development or new building;
- [2] The addition of any stand-alone building to an already developed site;
- [3] Alteration or addition to any existing building that increases the gross floor area by at least 10% or more than 1,000 square feet, whichever is less;
- [4] Alteration to an existing building where 50% or more of the original structure is demolished and rebuilt;
- [5] Installation of new curb cuts on any public street;
- [6] A change or addition of façade materials and/or design greater than 200 square feet;
- [7] Installation of new signage;
- [8] Any expansion, substantial modification or substantial reconstruction of parking lot or driveway footprint;
- [9] Changes to parking, loading and service arrangements or access management such as entry/exit, cross access, or circulation;
- [10] Installation of landscaping features;
- [11] Installation of above-grade utilities; and
- [12] Existing single-family & two-family structures within the districts are not required to adhere to these Design Standards.

# DESIGN STANDARDS

## OUTDOOR SEATING

- (a) Outdoor seating area is encouraged and must be either (i) separated from any public or private area used for the parking or movement of automobiles by a buffer of at least 10 feet in width or an appropriate DOT approved anti-ram vehicle barrier; or (ii) located on an elevated platform, constructed of concrete, wood or other sturdy material, at least 6 inches in height and equipped with an appropriate barrier.
- (b) Seasonal outdoor seating shall be contained wholly within the property lines of the establishment.
- (c) Tables, chairs, umbrellas, awnings, barriers and any other structures or objects shall be of quality design, materials, workmanship and construction. The Planning Commission shall consider their character and appropriateness of design, including but not limited to scale texture, materials and color.
- (d) Outdoor dining activities and food and/or beverage service shall take place during the hours of operation of the establishment.



## SITE INFRASTRUCTURE & FACILITIES

Where feasible, utilities should be in side or rear yards, buried underground, screened from view or designed as an integral and aesthetically pleasing feature of the landscape or building. The intent of these standards is to minimize visual, noise, and other associated negative impacts.

- (a) The storage and/or staging of refuse shall take place in the rear yard and shall be buffered or screened from view from parking facilities, adjacent properties and all streets.
- (b) All refuse equipment and containers shall be located within a four-sided enclosure constructed of the same or complementary materials found in the principal structure, constructed to a height not less than one foot above the height of all elements within the enclosure. Gate access to the enclosure shall be located out of direct view from principal building entrances and adjacent residences. Gates shall always remain closed other than during refuse pickup.



- (c) HVAC units shall be screened from view from parking facilities, adjacent properties and all streets by means of fencing, landscaping, or other design elements compatible to the building.

## LANDSCAPING

Landscaping should incorporate various nautical elements, including Adirondack chairs, boats, anchors, ropes, natural wood, life preservers, paddles and or/ nautical flags.

## PARKING

Parking areas should be located to the “rear” of structures whenever possible. These standards apply to any parking lot and associated driveways that are (i) newly constructed; (ii) expanded; (iii) substantially modified; or (iv) substantially reconstructed. Substantial modification shall mean any change in the number or configuration of parking spaces, traffic flow patterns, or manner of ingress or egress. Substantial reconstruction shall mean the removal and replacement of more than 25 percent of the existing paved surface. Existing parking lots located in the front yard may not be expanded. Parking lots shall be arranged with vegetated medians, end islands and trees to break up long expanses of paved areas and to provide shade.

## ARCHITECTURAL DETAILS

Rooflines, cornices windows, overhangs and canopies shall be used to differentiate and enhance the vertical composition of the building façade. A lack of architectural detail and ornamentation leaves the building devoid of interest.



*Architectural details  
are extremely important  
in developing a sense of place and  
strengthening the  
identity of the district.*

*A lack of architectural  
detail can reduce the  
visual appeal and  
economic value of  
structures in the district.*



## ARCHITECTURAL CHARACTER

New construction, building additions, rehabilitations, renovations, and/or changes in use must complement the desired riverfront character by utilizing Cape Cod or American Colonial architectural styles. Structures shall incorporate fascia, canopies, recesses, projections or other design features to compose wall surfaces of 600 square feet or less to avoid large, undifferentiated walls. The city does not seek strict uniformity amongst structures, nor the precise re-creation of historic styles. However, care must be provided to building design. The following examples represent the desired riverfront character.



Structures in Figures 1-3 do not relate to or complement the desired riverfront character of the district.

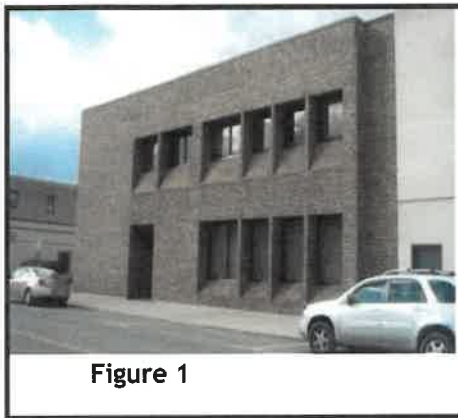


Figure 1



Figure 2

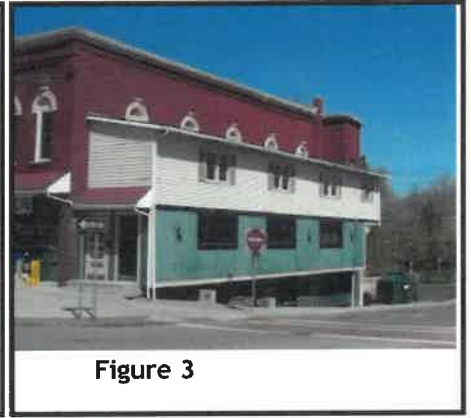


Figure 3

## SIGNS

Signs not only communicate information, they can contribute to or diminish the character and/or appearance of structures. The use of tall single-pole signs will not be permitted. Below is a collection of acceptable freestanding signs based on style and the quality of design and materials. The signs pictured do not represent a palette of options or a finite selection of alternatives. They are intended to provide guidance and a range of appropriate alternatives for signage applicants.





## LIGHTING

Lighting provides safety, visual cues, and aesthetic appeal to the building and its surroundings. All fixtures shall be “Dark Sky” compliant. Light emitting diode (LED) light sources are required. Blue or amber hue lighting is not permitted. All fixtures should evoke a wharf/waterfront/riverfront character.

### APPROPRIATE

Full cutoff



Fully shielded wallpacks and wall mounted fixtures



Fully shielded riverfront, ‘period’ or nautical style



Full cutoff streetlights



Shielded/properly-aimed PAR floodlights



Lit bollards



Goosenecks, soffit, and lantern



### INAPPROPRIATE

Drop and sag lens fixtures with exposed bulb



Unshielded wall packs and wall mounted fixtures



Unshielded waterfront, ‘period’ or contemporary style fixtures



Unshielded streetlights



Unshielded or poorly shielded floodlights



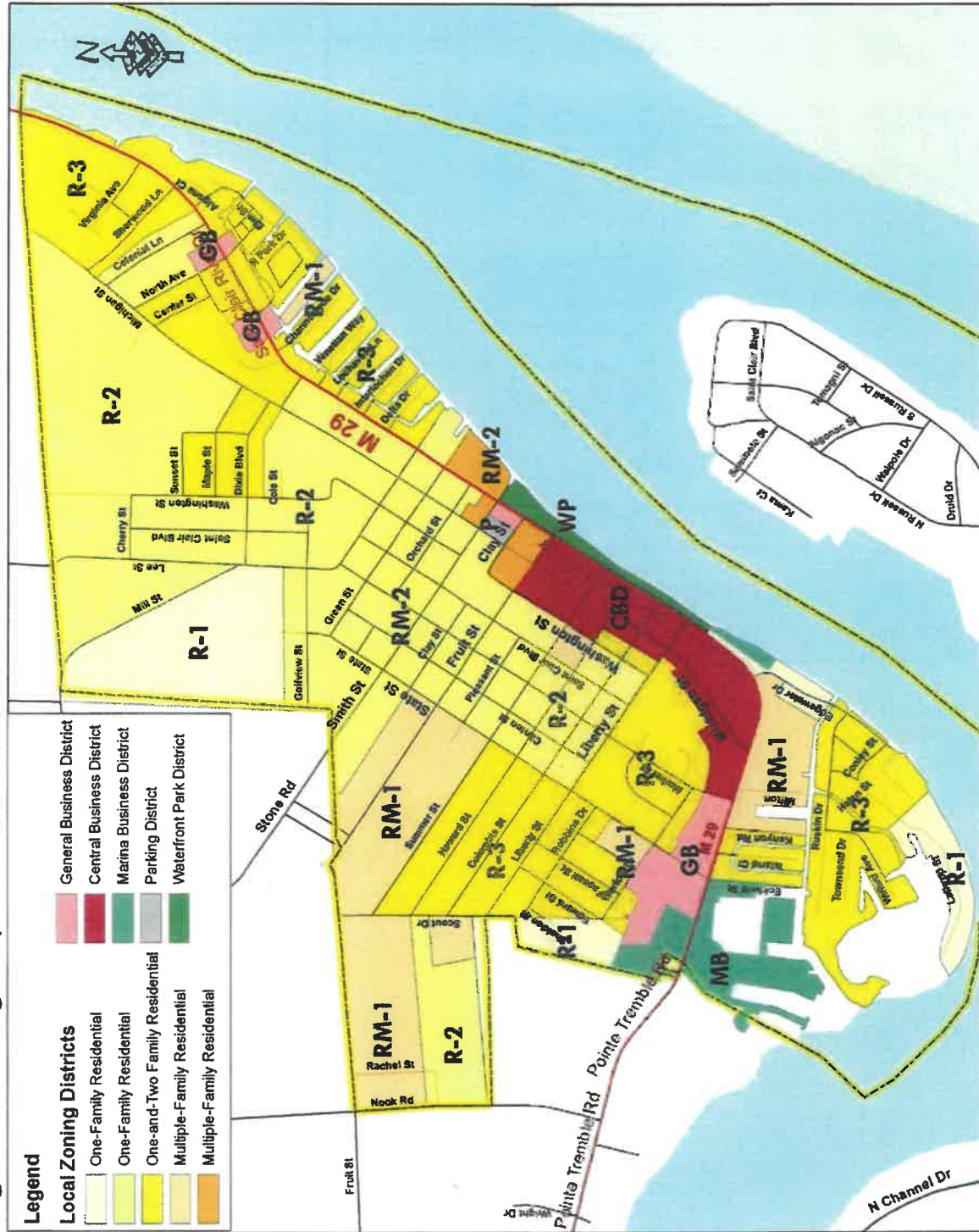
Fluorescent fixtures





# Algonac Zoning Map

Map 10-1



Algonac Master Plan

Page 10-8



**NOTICE OF PUBLIC HEARING  
OF THE  
CITY OF ALGONAC  
PLANNING COMMISSION**

Notice is hereby given that the City of Algonac Planning Commission will hold a Public Hearing at a special meeting on **Monday, January 26, 2026** to hear comments on the request for Special Land Use at 1309 St. Clair River Drive.

The meeting is open to the public and will be held at Algonac City Hall, 805 St. Clair River Drive, at 6:00 p.m. Citizens may comment during the Public Hearing portion of the meeting. Citizens wishing to provide written comments prior to the Public Hearing may do so via e-mail at [cityclerk@cityofalgonac.org](mailto:cityclerk@cityofalgonac.org), via first class mail or in person at 805 St. Clair River Drive, Algonac, MI 48001.

Lisa Borgacz  
City Clerk

Published: January 11, 2026 – The Times Herald

## City of Algonac Planning Commission



January 6, 2026

### **NOTICE OF PUBLIC HEARING**

This is to notify you that the Algonac Planning Commission will meet on **Monday, January 26, 2026 at 6:00 p.m.** at city hall located at 805 St. Clair River Drive, Algonac, Michigan, to hold a Public Hearing for a Request for Special Land Use at 1309 St. Clair River Drive for an automotive service facility specializing in muffler, brake and minor exhaust system repairs and replacements. This meeting is open to the public.

Notice of this public hearing has been sent via first class mail to all property owners of record within the 300-foot radius of **1309 St. Clair River Drive, Algonac, Michigan** to give them an opportunity to attend the hearing where pertinent information will be presented regarding the consideration of the request.

The current zoning is General Business District (Sec. 50-256). The requested use *is a permitted use* subject to special conditions after a public hearing held in accordance with Section 50-546 by the Planning Commission if the commission, upon review of the plans, finds that the plans meet the conditions required.

Anyone wishing to comment on this request may do so at the meeting during public comment, or in writing prior to the meeting. Written comments can be emailed to the City Clerk at [cityclerk@cityofalgonac.org](mailto:cityclerk@cityofalgonac.org), or delivered to City Hall at 805 St. Clair Drive, Algonac, MI 48001, to the attention of the City Clerk, prior to January 26<sup>th</sup>.

If you have any questions, please contact the City Clerk at the email above, or by calling 810.794.9361 x6.

Lisa Borgacz  
City Clerk

*Mailing labels - 350'  
surrounding*

74-01-105-0300-000  
TRINITY UNITED METHODIST  
CHURCH  
424 SMITH ST  
ALGONAC, MI 48001

74-01-105-0303-000  
ELLIOTT WILLIAM F  
405 ORCHARD ST  
ALGONAC, MI 48001

74-01-105-0304-000  
ELLIOTT WILLIAM  
1423 MICHIGAN ST  
ALGONAC, MI 48001

74-01-165-0001-000  
SKLUT GREGORY/KATHLEEN  
1422 ST CLAIR RIVER DR  
ALGONAC, MI 48001

74-01-165-0002-000  
HOWLAND MARK/LEMERISE A  
1426 ST CLAIR RIVER DR  
ALGONAC, MI 48001

74-01-165-0003-000  
SKLUT GREGORY/KATHLEEN  
1428 ST CLAIR RIVER DR  
ALGONAC, MI 48001

74-01-105-0430-000  
BOUSIKARIS HOLDINGS LLC  
1309 ST CLAIR RIVER DR  
ALGONAC, MI 48001

74-01-105-0431-000  
RIVER ROAD INVESTMENT LLC  
56189 KEN CHARLES  
UTICA, MI 48316

74-01-105-0431-000  
DAIRY QUEEN  
1307 ST CLAIR RIVER DR  
ALGONAC, MI 48001

74-01-105-0433-000  
YOUNG INVESTMENT  
PROPERTIES LLC  
1422 MICHIGAN ST  
ALGONAC, MI 48001

74-01-105-0433-000  
YOUNG INVESTMENT  
PROPERTIES LLC  
1405 ST CLAIR RIVER DR  
ALGONAC, MI 48001

74-01-105-0434-000  
GILBERT JUDSON S II/JOHN R  
1405 ST CLAIR RIVER DR  
ALGONAC, MI 48001

74-01-105-0436-000  
CICALO SHANNON  
1413 ST CLAIR RIVER DR  
ALGONAC, MI 48001

74-01-105-0437-000  
BRADD DANIEL  
321 ORCHARD ST  
ALGONAC, MI 48001

74-01-105-0438-000  
CAMPBELL KENNETH/TARA  
315 ORCHARD ST  
ALGONAC, MI 48001

74-01-105-0439-000  
ATHERTON JENNIFER/TODD  
1423 ST CLAIR RIVER DR  
ALGONAC, MI 48001

74-01-110-0002-000  
ALGONAC HOUSING  
COMMISSION  
1205 ST CLAIR RIVER DR  
ALGONAC, MI 48001

74-01-978-0001-000  
STANCZAK STANLEY/COLLEEN  
1410 ST CLAIR RIVER DR  
ALGONAC, MI 48001

74-01-978-0002-000  
CRAWFORD JOHN A TRUST  
1412 ST CLAIR RIVER DR  
ALGONAC, MI 48001

74-01-978-0003-000  
CARMICHAEL NEIL J/TAMMIE L  
1414 ST CLAIR RIVER DR  
ALGONAC, MI 48001

74-01-978-0004-000  
BERES MARTIN/JANITH  
1416 ST CLAIR RIVER DR  
ALGONAC, MI 48001

DOUGLAS & CHRISTA BETTS  
7202 FLAMINGO  
CLAY TWP, MI 48001

CITY OF ALGONAC  
805 ST. CLAIR RIVER DR  
ALGONAC, MI 48001