

**City of Marine City Planning Commission**  
**Notice of Public Hearings to Consider**  
**Applications for Conditional Zoning and Planned Development**

Pursuant to requirements of the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, and in accordance with provisions of the City of Marine City Zoning Ordinance, notice is hereby given that the City of Marine City Planning Commission will hold two (2) public hearings on Monday March 18, 2024, 6:00 p.m. at the Marine City Municipal Offices, 260 S. Parker Street, Marine City, MI 48039 for the following purposes:

**Hearing Item Number 1:**

The purpose of the public hearing is to consider an Application for Conditional Zoning, for property located at 425 Jefferson Street (74-02-475-0110-000). The application was submitted by the WrkngSpace Group, LLC, with authorization from the current property owner, Diane Geck.

Legal Description: LOT 5 EX THE W 37 FT THEREOF BLK 9 MAP OF THE VILLAGE OF MARINE T3N R16E SEC 01

The applicant is requesting a conditional rezoning of the above referenced properties, from R-1A One Family Residential District to B-1 Central Business District, to allow the adaptive reuse of an existing 5,040 sq. ft. building for a business/office incubator.

Pursuant to State Law (PA 110 of 2006, as amended) and in accordance with Section 160.306 of the City of Marine City Zoning Ordinance, an owner of land may voluntarily offer in writing, certain use(s) and development of land for which a conditional rezoning is requested. Conditional rezoning shall not allow a use or activity that would not otherwise be allowed in the requested zoning district.

The applicant has voluntarily offered to include only those principal permitted uses in Sections 160.081 of the Zoning Ordinance.

**Hearing Item Number 2:**

The purpose of the public hearing is to consider an Application for a Planned Development, for property located at 2006 S. Parker Street (74-02-012-3004-000). The application was submitted by the Marine City Place Apartments, LLC, with authorization from the current property owner, Chesterfield Ventures, LLC.

Legal Description: S 66.7 FT OF THAT PT SEC 12 T5N R16E & N 295 FT OF THAT PART OF PC 598 LYING E OF & MEAS ALG W LINE SEC 12 EXTD S & LYING W OF M-29 R/W. INCLS LOT 55 & PT OF LOT 54 SUPS. WONSEY PLAT OWNED & OCC. AS 1 PARCEL 10.73 A T3N R16E SEC 12

The applicant is requesting approval of a Planned Development for the construction of a Multiple-Family Residential complex consisting of (5) 36 unit buildings, totaling 180 units.

Pursuant to State Law (PA 110 of 2006, as amended) and in accordance with Section 160.236 of the City of Marine City Zoning Ordinance, the purpose of a Planned Development is to allow flexibility in the regulation of land development; encourage innovation in land use and variety of design, layout and type of structures constructed; achieve efficiency in the use of land, natural resources, energy, and the provision of public services and utilities; encourage useful open space; and provide better housing,

employment, and shopping opportunities particularly suited to the needs of residents in the City. Any such multiple family residential development would be required to comply with the base regulations applicable in the R-M District.

The applications are available for viewing on the city's website:  
<https://www.cityofmarinecity.org/residents/pages/public-notices>

To obtain a physical copy, please contact the Office of City Clerk at 810-765-8830, Monday – Thursday 7:30am to 6:00 pm, and arrangement will be made.

Interested parties may also submit written comments to the Office of City Clerk, City of Marine City, 260 S. Parker St, Marine City, MI 48039, or via email to [clerk@cityofmarinecity.org](mailto:clerk@cityofmarinecity.org).

Anyone needing a sign language interpreter, or other assistance, must contact the City Clerk, at least 72 hours in advance of the meeting.

Jason A. Bell, City Clerk

Public Hearing Notice Posted February 28, 2024

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