



# CITY OF MARINE CITY

## Planning Commission Meeting Agenda

Marine City Fire Hall, 200 South Parker Street  
Regular Meeting: Monday, June 10, 2019 7:00 PM

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1. **CALL TO ORDER**
2. **MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Commissioners Graham Allan, Trent Attebury, William Beutell, Keith Jenken, Joseph Moran, Brian Ross; City Commissioner William Klaassen; Building Official Susan Wilburn; City Manager Elaine Leven
4. **COMMUNICATIONS**
5. **PUBLIC COMMENT**      *Anyone in attendance is welcome to address the Planning Commission. Please state name and address. Limit comments to five (5) minutes.*
6. **APPROVE AGENDA**
7. **APPROVE MINUTES**
  - A. May 13, 2019 Meeting Minutes
8. **UNFINISHED BUSINESS**
9. **NEW BUSINESS**
  - A. Site Plan Review ~ 930 Metropolis: Hidden Harbor Condominiums
10. **ADJOURNMENT**

**City of Marine City  
Planning Commission Meeting  
May 13, 2019**

A regular meeting of the Marine City Planning Commission was held on Monday, May 13, 2019, in the Fire Hall, 200 South Parker Street, Marine City, Michigan, and was called to order by Chairperson Moran at 7:00pm.

After observing a moment of silence, the Pledge of Allegiance was led by Chairperson Moran.

**Present:** Chairperson Joseph Moran; Commissioners Graham Allan (arrived 7:21pm), Trent Attebury, William Beutell, Brian Ross; City Commissioner William Klaassen; City Manager Elaine Leven; Deputy Clerk Elizabeth Desmarais

**Absent:** Commissioner Keith Jenken; Building Official Susan Wilburn

**Communications**

None.

**Public Comment**

No residents addressed the Board.

**Approve Agenda**

Motion by Commissioner Beutell, seconded by City Commissioner Klaassen, to approve the Agenda. All Ayes. Motion Carried.

**Approve Minutes**

Motion by Commissioner Attebury, seconded by Commissioner Beutell, to approve the April 8, 2019 meeting minutes of the Planning Commission. All Ayes. Motion Carried.

**Unfinished Business**

None.



## **New Business**

### ***Review of St. Clair County Metropolitan Planning Commission Training***

Chairperson Moran discussed the following:

- The training covered the following two subjects: Redevelopment Ready Communities and Planning Commission and Zoning Board of Appeals procedures and rules.
- The Planning Commission was meant to serve both the individuals that came before the Board and the community itself.
- The Board needed to uphold the Ordinances that were in place as written.

He asked the Board members that had attended the training to summarize what they had learned.

Commissioner Attebury stated the following:

- If an applicant came before the Planning Commission with a Site Plan Review and all criteria were met, the application must be approved.
- Rear parking could be a promoted solution for any parking issues within a community.
- It was suggested that potential business types be explicitly listed as approved uses in the Zoning Ordinances.
- It was proposed that the City could request businesses to contribute to the beautification of the City by asking them to choose a streetscape element to install.

Commissioner Ross spoke about the following:

- Water Trails of St. Clair County provided a grant for the purchase of a kayak launch.
- The City could request a survey be completed by Site Plan Review applicants to receive feedback after going before the Board.

City Manager Leven responded to the Board members training feedback with the following:

- The City could look into payment in lieu of parking in the future.
- The grant available for a kayak launch required the launch to be ADA accessible, which increased the cost of the project.

- The City was still waiting for its review in regard to the Redevelopment Ready Communities Program.

### ***Tourism Life Cycle Webinar ~ Discussion***

Chairperson Moran said that the Tourism Life Cycle webinar was presented by Michigan State University and was part of the First Impressions Tourism (FIT) Program. He stated that the next webinar was scheduled for May 21, 2019 from 12:00-1:30pm, with a follow-up webinar on the Tourism Area Life Cycle (TALC) on October 24, 2019 and November 6, 2019.

### **Adjournment**

Motion by Commissioner Allan, seconded by Commissioner Beutell, to adjourn at 7:52 pm. All Ayes. Motion Carried.

Respectfully submitted,

Elizabeth Desmarais  
Deputy Clerk

Kristen Baxter  
City Clerk

# CITY OF MARINE CITY

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MARINE CITY, MI 48039  
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**To:** Chairman and Members of the Marine City Planning Commission  
**From:** Susan Wilburn, Building Official  
**Date:** May 29, 2019  
**Subject:** Site Plan Review – Hidden Harbor Condominiums – 930 Metropolis

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Attached are site plan and preliminary architectural drawings for a proposed private 24 unit condominium development.

The property being considered is a 6.2 acre vacant parcel located at 930 Metropolis. The property is currently zoned R-M, Multiple Family Residential.

The project will tie into the City of Marine City's water and sewer.

This project has had a preliminary and second plan review by Wade Trim. The remaining items on the review can be verified by the building official.

## **R-M, MULTIPLE-FAMILY RESIDENTIAL DISTRICTS**

### **§ 160.050 INTENT.**

The R-M Multiple-Family Residential Districts are designed to provide sites for multiple-dwelling structures which will generally serve as zones of transition between the business or industrial districts and lower density single-family districts. The Multiple-Family District is further provided to serve the limited needs for the apartment-type of unit in an otherwise single-family residential community.



(Prior Code, App., § 500)

**§ 160.051 PRINCIPAL USES PERMITTED.**

(A) In the R-M Multiple-Family Residential Districts, no building or land, except as otherwise provided in this chapter, shall be erected or used except for 1 or more of the following specified purposes and shall be permitted subject to the review and approval of the site plan by the Planning Commission.

(B) The review of the site plan is required in order to minimize the possibility of adverse effects upon adjacent property; and, furthermore, to find proper relationships between the following development features as they relate to traffic safety, service roads, driveways, parking areas; accessory buildings and uses, and open space:

(1) All uses permitted and as regulated in the R-1B One-Family Residential Districts;

(2) Two-family dwellings, provided such dwellings shall be served by public sewer and water systems;

(3) Multiple-family dwellings, provided such dwellings shall be served by public sewer and water systems; and

(4) Accessory buildings and uses customarily incident to any of the above uses.

(Prior Code, App., § 501)

The proposed project will require the following permits and approvals:

Right of way – City of Marine City DPW

Drainage – St. Clair County Drain Commission

Soil Erosion – St. Clair County Health Department

Engineering Site Plan Review – Wade Trim

Building Plan Review, Building and Trade Permits– City of Marine City Building Department

Water, Sanitary, Joint Usage, Storm Water Discharge – MDEQ and Marine City DPW



Wade Trim Associates, Inc.  
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313.961.3650 • www.wadetrim.com

May 24, 2019

City of Marine City  
303 South Water Street  
Marine City, MI 48039

Attention: Planning Commission

Re: Revised Site Plan Review for the Proposed Hidden Harbor Condominium  
Site Located at Western Terminus of Metropolis Street  
Wade Trim File No.: MRN 6001-19D, Phase 102

Dear Commissioners:

We are in receipt of a revised site plan submitted by Jay Folske to construct a 26-unit multiple-family residential condominium development. The property is located at the western terminus of Metropolis Street in the northwestern quadrant of the City. The subject site measures approximately 6.2 acres in size and is presently zoned R-M, Multiple-Family Residential District. The properties are zoned I-1 Light Industrial District to the north and west of the subject site, while the adjacent zoning to the east and south is R-1A One-Family Residential District (please refer to the enclosed Site and Zoning Development Pattern Exhibit).

Per Section 160.051 of the Marine City Zoning Ordinance, "multiple-family dwellings, provided such dwellings shall be served by public sewer and water systems" are principal uses permitted within the R-M District. The site plan illustrates the construction of 9 buildings comprising 26 total residential units on a north-south facing cul-de-sac. As Metropolis Street currently ends at the southeast corner of the subject site, the project would also include the extension of Metropolis Street approximately 300 feet west into the subject site.

#### **Site Plan Review**

The revised site plan has been prepared by BMJ Engineers and Surveyors and is dated May 1, 2019. The package includes an 18-page civil engineering set and undated architectural plans including a foundation plan, first floor plan, and elevations prepared by Michael Kirsten.

Per the revised site plans, the following changes have been made to address concerns identified in our March 4, 2019 review letter.

- The dumpster enclosure has been removed and the site will utilize the City's curb-side refuse collection service.
- In place of the dumpster enclosure area, a new two-unit building was added to the northern terminus of the interior street, changing the total number of buildings to nine and increasing the unit count to 26.
- Sidewalks have been provided along both sides of Hidden Harbor's interior street and along the north side of Metropolis Street to the west side of the interior drive, including eliminating the existing Metropolis Street sidewalk gap to the east of the site. We agree with the applicant that it is reasonable not to continue the sidewalk west of this location as there is no outlet at the western end of the site.



- Driveway widths have been widened to 32 feet in width for the parking of four cars side-by-side in front of each pair of units.
- Stormwater plan and stormwater calculations were provided on Sheets 8-12 including elevations and flow directions.

We have reviewed the site plan for compliance with the City of Marine City Zoning Ordinance and sound planning principles. We note the following concerns or omissions:

1. Sheet 13 – Landscaping Plan has been provided illustrating the location of proposed landscaping, including the number and location of trees, shrubs, and species of plantings. The plan includes planting details and the screening of equipment at grade; however, for compliance with Section 160.219, a few additional details are still required:
  - Landscape plans must be sealed by Landscape Architect licensed to practice in the State of Michigan (Section 160.219,(C),(1)).
  - To meet the minimum requirement, the deciduous tree size included within the Planting Schedule on Sheet 13 – Landscaping Plan must be revised from five gallon and six feet tall to 2 ½ inch caliper (Section 160.219,(E),(3),(e)).
  - Foundation plantings have been added to the plan, but the width of the planting beds do not meet the minimum requirement for five feet in width. (Section 160.219,(F),(4)).
  - One street tree must be provided for each unit within the development, and the trees are to be planted in the parkway between the sidewalk and the street, with a note to this effect added to the Landscape Plan (Section 160.228,(I),(13)).
2. No information has been provided relative to the height of any exterior lighting, including street lights. Light poles may not exceed 30 feet in height. (See Section 160.225)
3. Sheet 13 shows a proposed condominium entrance sign that will be 66 square feet in area and 5 feet in height. The City's recently adopted sign amendments limit residential development entrance signs to 20 square feet in area and 6 feet in height. (See Section 160.220,(B),(4),(a)) The proposed sign will need to be revised to comply. We recommend that sign approval not be granted as part of site plan approval (sign approval will need to occur by the City at a later date).
4. Please note that additional condominium information, such as a draft master deed, will need to be provided to the City for review in accordance with Section 160.228,(E).

### **Recommendation**

We recommend that site plan approval be granted, contingent upon:

1. A revised landscape plan being submitted to the City for approval which corrects the deficiencies noted above
2. Street lights shall not exceed 30 feet in height
3. The entrance sign shown on Sheet 13 is not part of site plan approval; separate City approval of the entrance sign is required



4. All required condominium documents shall be submitted to the City for review and approval

If you have any questions, please feel free to contact me at 313.961.3650 or [ayoung@wadetrim.com](mailto:ayoung@wadetrim.com).

Very truly yours,

Wade Trim Associates, Inc.

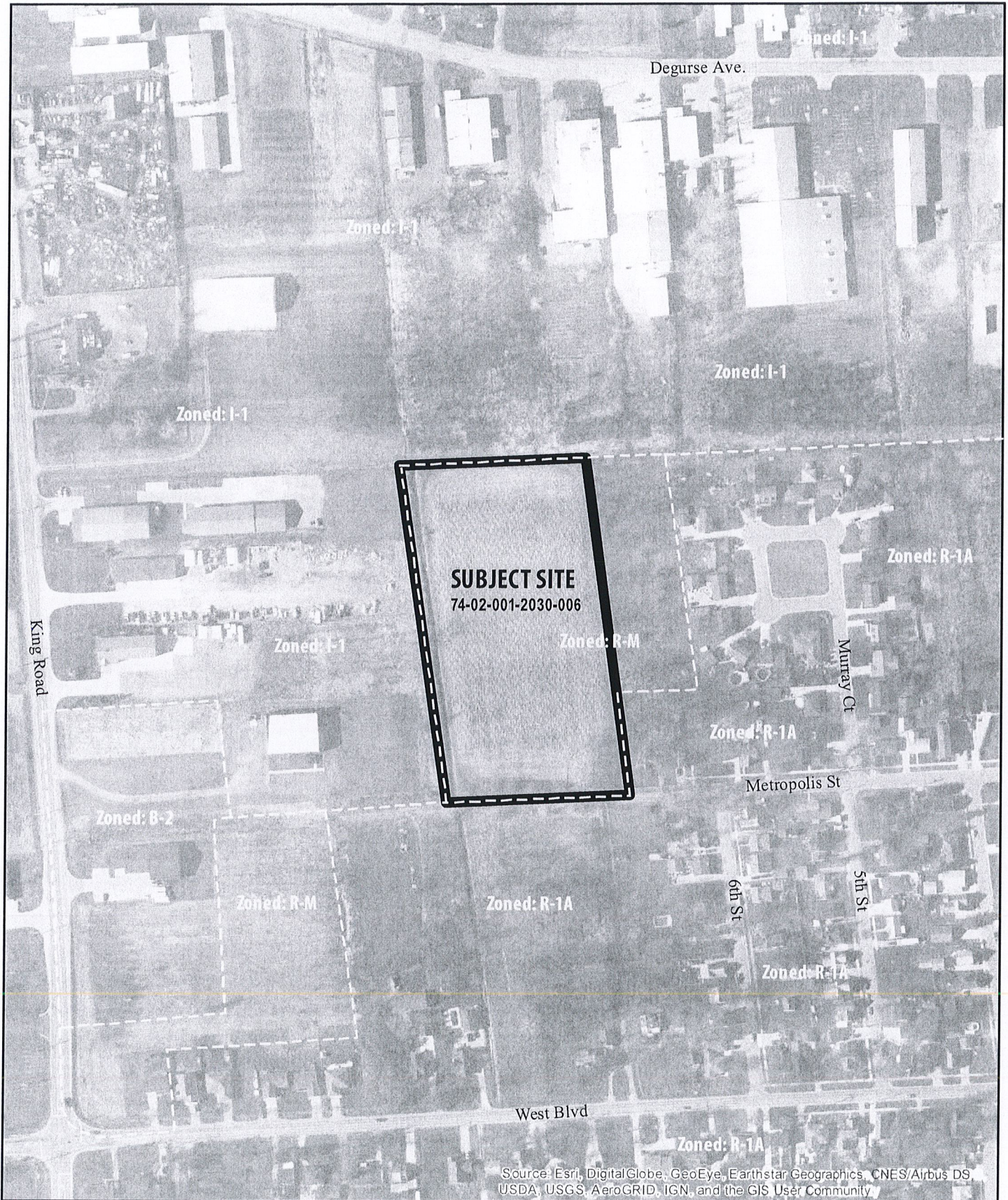


Adam C. Young, AICP  
Professional Planner

ACY:jlb  
MRN 6001-19D (102)  
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Enclosure (Site and Zoning Development Pattern Exhibit)





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



## Site and Zoning Development Pattern

### Proposed Hidden Harbor Condominium

0 50 100 200 Feet



February 2019  
Aerial Source: ESRI World Imagery  
Zoning Source: Wade Trim, based on  
Marine City Zoning Map

