



CITY OF MARINE CITY

Planning Commission Meeting Agenda

Marine City Fire Hall, 200 South Parker Street

Regular Meeting: Monday, August 13, 2018 7:00 PM

1. CALL TO ORDER

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. ROLL CALL: Commissioners Graham Allan, William Beutell, Jacob Bryson, Keith Jenken, Joseph Moran, Brian Ross; City Commissioner William Klaassen; Building Official Susan Wilburn; City Manager Elaine Leven

4. APPOINT CHAIRPERSON

5. COMMUNICATIONS

6. PUBLIC COMMENT *Anyone in attendance is welcome to address the Planning Commission. Please state name and address. Limit comments to five (5) minutes.*

7. APPROVE AGENDA

8. APPROVE MINUTES

- A. June 11, 2018 Meeting Minutes

9. UNFINISHED BUSINESS

- A. Downtown Signage - Update

10. NEW BUSINESS

- A. Public Hearing ~ Special Land Use Application #01-2018: Michael & Diane Drugach – 1340 South Parker

11. ADJOURNMENT

**City of Marine City
Planning Commission Meeting
June 11, 2018**

A regular meeting of the Marine City Planning Commission was held on Monday, June 11, 2018, 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, William Beutell, Jacob Bryson, Keith Jenken, Brian Ross; City Commissioner William Klaassen; Building Official Susan Wilburn; City Manager Elaine Leven; Deputy Clerk Elizabeth McDonald

Absent: None

Communications

Received:

- Marine City Parking Map

City Manager Leven stated that the parking lot on South Water Street at the end of Union Street needed to be corrected to show that the City owned part of the lot.

Chairperson Moran asked if the parking restrictions on South Water Street could be more uniform.

City Manager Leven said that the City had already passed Traffic Control Orders in regard to parking restrictions.

Public Comment

No residents addressed the Board.

Approve Agenda

Motion by Commissioner Beutell, seconded by Commissioner Jenken, to approve the Agenda, as presented. All Ayes. Motion Carried.

Approve Minutes

Motion by Commissioner Ross, seconded by Commissioner Allan, to approve the May 14, 2018 meeting minutes of the Planning Commission, as presented. All Ayes. Motion Carried.

Unfinished Business

None.

New Business

Public Hearing ~ Zoning Ordinance Text Amendments: Chapter 160

Chairperson Moran opened the Public Hearing at 7:04pm and, due to there being no public in attendance, closed the Public Hearing at 7:04pm.

City Manager Leven began the discussion by stating that Chapter 160, Section 160.220: Sign Amendments – Content Neutrality (Reed v. Gilbert) needed a minor revision. She said Item (a) 2 on Page 20 needed to be removed as the City would like to have temporary signs permitted through the Building Department. She also told the Board that she was looking for a motion to approve the Zoning Ordinance Text Amendments and recommend the changes be put before the City Commission.

Motion by Commissioner Beutell, seconded by Commissioner Allan, to approve the Zoning Ordinance Text Amendments, as amended, and recommend that the proposed changes be brought before the City Commission.

City Commissioner Klaassen stated that in Chapter 160, Section 160.235: Outdoor Café Service he would like Item C on Page 4 to specifically identify the number of feet required for vehicle entry. Currently it stated that “adequate space” was to be provided, but that left too much interpretation.

Chairperson Moran said that a specific dimension was not needed as the Ordinance already stated that a minimum of five feet of unobstructed space on the sidewalk was required and that pedestrians may have to wait for someone to open and close their vehicle door before they could pass.

City Manager Leven said that the Board either needed to state a specific dimension for car doors or leave them out of the equation for the required five feet of unobstructed sidewalk space. She informed the Board that the City Commission recently approved an outdoor café application contingent upon the applicant complying with the approved Ordinance.

Commissioner Ross stated that in some areas there were trees planted in the sidewalk which would require business owners to have five feet of sidewalk between their business and the tree.

Building Official Wilburn said that she would enforce what the Board decided to identify as adequate space.

Based on the Board's discussion, Commissioner Beutell amended his original motion.

Motion by Commissioner Beutell, seconded by Commissioner Allan to approve the proposed Zoning Ordinance Text Amendments within Chapter 160 with the following amendments and recommend the proposed changes be brought to the City Commission:

- 1) Remove Item (a) 2 from Section 160.220 on Page 20.
- 2) Remove the sentence "Adequate space shall be provided for vehicle entry between on-street parking spaces and the sidewalk café from Item (C) in Section 160.235 on Page 4.

Ayes: Allan, Beutell, Bryson, Jenken, Moran, Ross. Nays: Klaassen. Motion Carried.

Adjournment

Motion by Commissioner Beutell, seconded by City Commissioner Klaassen, to adjourn at 7:27 pm. All Ayes. Motion Carried.

Respectfully submitted,

Elizabeth McDonald
Deputy Clerk

Kristen Baxter
City Clerk



CITY OF MARINE CITY
DEPARTMENT OF PUBLIC WORKS

514 SOUTH PARKER STREET
MARINE CITY, MICHIGAN 48039
(810) 765-9711 • Fax (810) 765-1796

TO: ELAINE LEVEN, CITY MANGER
FROM: MICHAEL ITRICH,
DPW SUPERINTENDENT
SUBJECT: BUSINESS LOOP SIGNAGE
DATE: July 31, 2018

Elaine,

I was asked to provide the location and number of signs needed for the Fairbanks and M-29 corridor from North Belle River to Chartier to indicate the Business Loop. Please find the proposed locations and number of signs below:

1. Fairbanks @ North Belle River = Business Loop sign facing North with double arrow (QTY – 1)
2. Fairbanks @ North Belle River area = Business Loop sign facing East and West with straight arrows (QTY – 2)
3. M-29 @ West Blvd area = Business Loop sign facing North and South with straight arrows (QTY – 2)
4. M-29 @ Ward area = Business Loop sign facing North and South with straight arrows (QTY – 2)
5. M-29 @ Chartier area = Business Loop sign facing North with a left arrow (QTY – 1)

The total signs needed would be eight (8). We are still waiting for a quote for the signs at this time. If you have any questions, please contact me.

Respectfully,

Michael Itrich
DPW Superintendent



CITY OF MARINE CITY
DEPARTMENT OF PUBLIC WORKS

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MARINE CITY, MICHIGAN 48039
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TO: ELAINE LEVEN, CITY MANAGER
FROM: MICHAEL ITRICH
DPW SUPERINTENDENT
SUBJECT: SIGN REPLACEMENT FOR BUSNISS LOOP
DATE: August 2, 2018

Elaine,

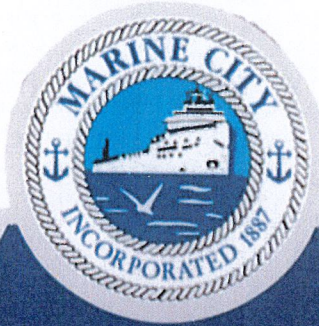
To replace the current 48" x 30" wayfinding signs with the proposed business loop signs we would need to order nine (9) signs. The estimated cost for the signs is \$204.75 each, totaling \$1,842.75. The locations are listed below:

1. King Rd @ Plank
2. Plank @ City limits
3. West Blvd @ M-29; two signs with one on each side of M-29
4. King @ Chartier
5. Chartier @ M-29
6. M-29 @ Chartier
7. Chartier @ S. Belle River
8. S. Belle River @ Bridge

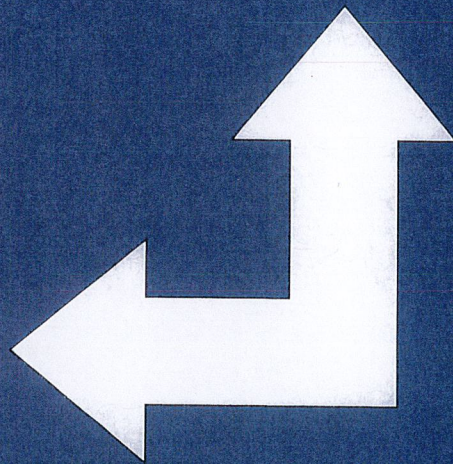
These locations have poles in place already so the signs would only need to be changed out. Also, before ordering I would like to go over the order list to make sure all the information on the signs is accurate. As far as the municipal parking lot signs, we would need twelve (12) signs. The cost for the signs is \$100.00 each, totaling \$1,200.00. Please contact me with any questions.

Respectfully,

Michael Itrich
DPW Superintendent

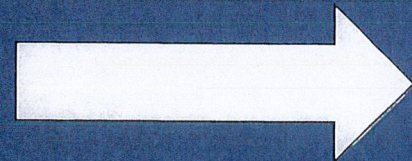


BUSINESS LOOP



ENTERTAINMENT
RESTAURANTS
SHOPS
LODGING
FERRY

SHOPPING / CINEMA
BOAT RAMP
72ND DIST COURT





12 of these signs @ \$100.00
each.



City of Marine City
Building Department
303 S. Water St.
Marine City, MI 48039
(810) 765-9011
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SITE PLAN F 10-A
APPLICATION AND SUBMITTAL
CHECKLIST FOR PLANNING
COMMISSION

Cash Receipting Code: Plan Com

Application Fees:	\$200.00	Single & Multi-Family (up to 3 units)
	\$300.00	Commercial, Industrial, Subdivisions, Condos, Multi-Family (4 or more units)
	\$200.00	Special Use Application

When this completed application is filed in conjunction with the site plan for the proposed development, it will serve to initiate processing of the plans in accordance with the review procedure as described in the City of Marine City Zoning Ordinance. The engineer, architect, planner and/or designer retained to develop the site plan shall be responsible for securing a copy of the City of Marine City Zoning Ordinances, which are available on the City's website at www.cityofmarinecity.org, and complying with the various requirements therein. Further, these professionals shall make themselves aware of all master plan requirements including, major thoroughfares, land use, recreation, etc. Be sure to complete each applicable section of this application, omission of any required information will delay the review process. **Applicant will reimburse the City of Marine City for all planning Consultant fees and Engineering Consultant fees associated with this application prior to being placed on the agenda.**

Applicant Name(s): Michael and Diane Drugach

Applicant Address: _____

Phone: _____ Fax: _____ Email: _____

Property Owner Name(s): Michael and Diane Drugach

Property Owner Address: _____

Phone: _____ Fax: _____ Email: _____

Name of Proposed Development: Truck Storage Facility

Address of Development: 1340 S. Parker Street, Marine City, MI 48039

Parcel No.: 74-02-875-0034-100 Description of Development: ☒ New ☐ Addition

☒ Copy of Legal Description Attached

Proposed Use: Truck Storage

PAID
JUN 26 2018
City of Marine City

I (We) hereby attest that all of the information provided in this application and attachments submitted, are true and correct to the best of my (our) knowledge and belief.

Applicant's Signature: Michael Drugach Date: 6-26-18

Owner's Signature: Diane Drugach Date: 6-26-18

Site Plan Preparer Signature: _____ Date: _____

If petitioner is not the owner, state the basis for representation (i.e. Attorney, Representative, Option-to-Buy, etc.): _____



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SITE PLAN REVIEW APPLICATION AND SUBMITTAL CHECKLIST FOR PLANNING COMMISSION

Checklist of Required Data to be Included on Site Plan

Site plans shall consist of an overall plan for the entire development. Sheet size shall be at least 24" x 36" with plan view drawn to a minimum scale of 1" = 20' if the subject property is less than three acres, and 1" = 50' if three or more acres. Applicant must submit seventeen (17) sets of sealed plans at least thirty (30) days prior to the next regular scheduled meeting. If the proposed development requires landscaping, then a landscape architect seal must also be on the plans. Included on the site plan will be all dimensions and the following:

General:

- ☒ Proprietors name, address and telephone number
- ☒ Date (month, day, year) including revisions
- ☒ Title block
- ☒ Scale
- ☒ North point
- ☒ Location map drawn at a scale of 1" = 2000' with North point indicated
- ☒ Architect, engineer, surveyor, landscape architect, or planner's seal
- ☒ Existing lot lines, building lines, structures, parking areas, etc. on the parcel, and within 100 feet of the site
- ☒ Centerline and existing and proposed right-of-way lines
- ☒ Zoning classification of petitioner's parcel and all abutting parcels
- ☒ Gross acreage figure
- ☒ Proximity to major thoroughfare and/or section corners

Physical Features:

- ☒ Proposed locations of access drives, street intersections, driveway locations, sidewalks, signs, curbing, and acceleration, deceleration, and passing lanes
- ☒ Location of existing and proposed service facilities above and below ground, including:
 - Storage, loading, and disposal areas for chemicals, hazardous substances, salt, and fuels
 - Water main, hydrants, pump houses, standpipes, and building services and sizes
 - Sanitary sewers and pumping stations
 - Storm water control facilities and structures including storm sewers, swales, retention and detention basins, drainage ways, and other facilities, including calculations for sizes
 - Location of all easements
- ☒ All buildings with dimensioned floor plans, setback and yard dimensions, and typical elevation views of proposed structures
- ☒ Dimensioned parking spaces and calculations, drives, and method of surfacing

Physical Features Continued:

- ☒ Exterior lighting locations and illumination patterns
- ☒ Location and description of all existing and proposed landscaping, berms, fencing, and walls
- ☒ Sidewalks and bike paths
- ☒ Trash receptacle pad location and method of screening
- NA ☐ Transformer pad location and method of screening
- NA ☐ Dedicated road or service drive locations
- NA ☐ Entrance details including sign locations and size
- ☒ Designation of fire lanes
- ☒ Any other pertinent physical features

Natural Features

- ☒ Existing topography with a maximum contour interval of two feet indicated. Topography on the site and beyond the site for a distance of 100 feet in all directions shall be indicated.
- ☒ A grading plan showing finished contours at a maximum interval of two feet, correlated with existing contours so as to clearly indicate required cutting, filling, and grading.
- ☒ Location of existing drainage courses, lakes, ponds, wetlands, river and streams, including their water surface elevation, floodplain elevation, and ordinary high water mark.
- ☒ Location of other natural resources features, including woodlands.

Additional requirements for Multiple-Family, and PUD Developments:

- ☐ Density calculations by type of unit by bedroom count
- ☐ Designation of units by type of unit in each building
- ☐ Carport locations and details where proposed
- ☐ Specific amount of space and locations
- ☐ Type of recreation facilities to be provided in recreation space
- ☐ If proposed, details of community building and fencing of swimming pool

Additional requirements for commercial and industrial developments:

- ☒ Loading / unloading areas
- ☒ Gross and useable floor area
- ☒ Number of employees in peak usage

Note: Incomplete applications will delay the review process

Complete Applicable Proposed Use Information:

Churches, stadiums, theaters

Theater, hospitals, convalescent homes, auto washes, furniture and appliance stores, household equipment repair stores, all trades such as plumbers or electricians, all repair activities, auto dealers, golf courses and miniature golf courses.

Seating Capacity _____ Persons

Number of employees _____ Persons

Industrial

Numbers of Employees by Shift

<u>Shift</u>		<u>Employees</u>
7:00am	to 3:30pm	4
	to	
	to	

Hospitals, convalescent homes Number of Beds _____

Private golf and/or swimming clubs Number of Members _____

Barbers, beauty salons Number of Chairs _____

Lodge halls, pool parlors, roller/skate rinks Health Department Capacity _____

Laundromats Number of Machines _____

Doctor Office Number of Exam Rooms _____

Dentist Office Number of Chairs _____

Hotels, motels, commercial lodging Number of Employees _____

Number of Rooms _____

Multiple family dwellings Number of Units _____

Number of Bedrooms _____



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SITE PLAN REVIEW APPLICATION AND SUBMITTAL CHECKLIST FOR PLANNING COMMISSION

Additional information may be needed for the City of Marine City Engineer's review of your site plan. Please review the following checklist and include any of the mentioned items as they apply to your project.

GENERAL LAYOUT

		YES	NO	N/A
1	DATE	/		
2	NORTH ARROW	-		
3	CORRECT SCALE (Not <1:50 for property < 3 ac or 1:100 for property > 3 ac)	/		
4	PROPERTY LINES/LOT LINES LOCATED AND DIMENSIONED	/		
5	LOCATION/HEIGHT OF EX. & PROP. STRUCTURES WITHIN 100'	/		
6	EX. & PROP. DRIVEWAYS, SIDEWALKS LOCATED & DIMENSIONED	/		
7	EX. & PROP. CURB OPENINGS & SIGNS LOCATED AND DIMENSIONED	/		
8	EX. & PROP. EXTERIOR LIGHTING LOCATED	/		
9	EX. PARKING AREAS SHOWIN W/TYP. PARKING SPACE DIMENSIONED			/
10	PROPOSED PARKING AREAS LOCATED AND DIMENSIONED	/		
11	EX. & PROP. UNLOADING AREAS LOCATED AND DIMENSIONED	/		
12	EX. & PROP. RECREATION AREAS LOCATED AND DIMENSIONED			/
13	RIGHT - OF -WAY WIDTHS OF ABUTTING STREETS & ALLEYS	/		
14	LOCATION OF PAVEMENTS OF ABUTTING STREETS, ALLEYS	/		
15	NAME/ADDRESS OF PROFESSIONAL FIRM OR INDIVIDUAL	/		
16	SEAL OF PROFESSIONAL(S)	/		
17	NAME/ADDRESS OF PROPERTY OWNER OR PETITIONER	/		
18	LOCATION OF TRASH RECEPTACLES	/		
19	LOCATION OF LANDSCAPING	/		
20	LOCATION, HEIGHT & TYPE OF FENCES OR WALLS	/		
21	SIZE & LOCATION OF EX/ & PROP UTILITIES INCLUDING PUBLIC UTILITY CONNECTIONS	/		
22	LOCATION OF ALL FIRE HYDRANTS		/	
23	NUMBER AND TYPE OF PROPOSED DWELLINGS			/
24	RESIDENTIAL AREA: ACREAGE OF SITE, SUBAREAS, & STAGING AREAS			/
25	MULTI-FAMILY: TYP ELEVATION VIEWS, DIMENSIONED FLOOR PLAN			/
26	SIZE AND LOCATION OF ALL SURFACE DRAINAGE FACILITIES			/
27	EX. & PROP. TOPOGRAPHY (2' MIN. CONTOUR INT., TREES, ECT.)	/		
28	PLAN SIZE 24" X 36"	/		
29	VICINITY MAP	/		
30	LEGAL DESCRIPTION	/		
31	USGS BENCHMARK (2 MIN - USE CITY LIST OF BM) <i>NAVD 88</i>	/		
32	EX. & PROP UTILITY EASEMENTS LABELLED	/		
33	ADJACENT TOPOGRAPHY WITHIN 100' OF SITE	/		
34	FINISH FLOOR ELEVATIONS	/		
35	SIDEWALKS INDICATED (ALONG EX/PROP. PUBLIC ROWS, ONSITE AS NECESSARY)	/		
36	100 YEAR FLOODPLAN (MDEQ APPROVAL)			/
37	WETLANDS LIMITS, SETBACKS (MDEQ) APPROVAL			/



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SITE PLAN REVIEW APPLICATION AND SUBMITTAL CHECKLIST CONTINUED

PARKING

		YES	NO	N/A
1	PARKING REQUIREMENTS MET	/		
2	HANDICAP PARKING	/		
3	HANDICAP RAMPS	/		
4	PARKING LOT LAYOUT ACCEPTABLE (IE BACKING, CROSS MOVEMENTS CAUSE CONFLICT)	/		
5	PARKING SPACE DIMENSIONS	/		
6	LOADING AND UNLOADING	/		
7	PAVEMENT SECTION (APPROPRIATE FOR ONSITE SOILS & TRAFFIC TYPE)	/		
8	CURB SECTION	/		
9	LOCATION OF ADJACENT/OPPOSITE DRIVEWAYS, SOIL BORINGS		/	

STREETS

		YES	NO	N/A
1	INTERSECTIONS AT RIGHT ANGLES			/
2	ACCELERATION AND DECELERATION LANES			/
3	MINIMUM RAD - II CURVES			/
4	RAD-II ON CUL-DE-SACS			/
5	RAD-II AT INTERSECTIONS			/
6	FIRETRUCK ACCESSIBLE			/
7	PAVEMENT SECTION (APPROPRIATE FOR ONSITE SOILS)			/
8	CURB SECTION			/
9	PROFILE INC. STORM SEWER PROFILE, ALL OTHER (EX. OR PROPOSED UTILITY CROSSINGS)			/
10	IS ROADS DEPT. REVIEW WARRANTED?			/
11	SHOULD TRAFFIC IMPACT STATEMENT BE REQUESTED?			/

GRADING

		YES	NO	N/A
1	MINIMUM 1% GRADES, MAXIMUM 5% GRADES ON PAVEMENT	/		
2	MAXIMUM 8% SLOPE IN NONPAVED AREAS	/		
3	RETENTION WALL DESIGN AND DETAILS			/
4	OFFSITE GRADING (EASEMENT OBTAINED)			/
5	REQUIRED LANDSCAPE BERMS			/
6	REASONABLE INTERSECTION GRADES			/
7	ONSITE SOILS INFORMATION		/	



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SITE PLAN REVIEW APPLICATION AND SUBMITTAL CHECKLIST CONTINUED

DRAINAGE

		YES	NO	N/A
1	DRAINAGE DISTRICTS AND DESIGN CALCULATIONS PROVIDED		/	
2	HYDRAULIC GRADE LINES SHOWN IN PROFILE ON PLANS		/	
3	ONSITE RETENTION OR DETENTION	/		
4	ADEQUATE OUTLET - DETAIL]		/	
5	ADEQUATE FREEBOARD	/		
6	RETENTION POND FENCED	/		
7	STORM SEWER DESIGN (DIA., SLOPES, PIPE MATERIALS)		/	
8	2.0 FPS MINIMUM VELOCITY		/	
9	10.0 FPS MAXIMUM VELOCITY		/	
10	SOIL EROSION CONTROL		/	
11	STORM SEWER SIZED & EXTENDED FOR ADJOINING PROPERTIES (CHECK MASTER PLAN)		/	
12	SUMP PUMP CONNECTIONS SHOWN (NO BLIND TAPS)			/
13	ROOF DRAINS, OUTLET		/	
14	DRAINAGE TO RIGHT-OF-WAY RESTRICTED		/	
15	IS HYDROLOGY REVIEW WARRANTED?			/
16	EASEMENTS WHERE REQUIRED (12" MINIMUM)		/	
17	CONSTRUCTION DETAILS (MANHOLES, C.B.'S, PIPE MATERIALS)		/	

WATER SUPPLY

		YES	NO	N/A
1	EXISTING BORINGS, PROBES, WELLS			/
2	PROPOSED WELLS			/
3	ADEQUATE ISOLATION			/
4	WATER MAIN SIZE ADEQUATE	/		
5	WATER MAIN LOOPED (IF SERVING MORE THAN 30 UNITS)			/
6	ADEQUATE FIRE HYDRANT COVERAGE		/	
7	FIRE HYDRANT OR FIRE HYDRANT & GATE VALVE PROVIDED AT DEAD ENDS IF WATER MAIN TO BE EXTENDED			/
8	F.G. PROVIDED FOR FIRE HYDRANT AND GATEWELL RIMS		/	
9	PROPER JOINT RESTRAINT PROVIDED		/	
10	WATER MAIN SIZED & EXTENDED TO SERVE ADJOINING PROPERTY			/
11	VALVE LOCATIONS (1250' MAX. SPACING, NOT MORE THAN 30 DISCONNECTED WHEN CLOSING SECTIONS, NOT MORE THAN 4 VALVES TO CLOSE OFF SECTION)			/
12	ADEQUATE SEPARATION FROM SEWERS	/		
13	ARE INDIVIDUAL SERVICES SHOWN ON PLANS	/		
14	IS HYDRAULICS DEPARTMENT REVIEW WARRANTED			/
15	EASEMENTS WHERE REQUIRED (12" MINIMUM)		/	
16	CONSTRUCTION DETAILS (VALVES, TRENCH, HYDRANT, AND MATERIALS SPECIFICATIONS FOR VALVES, TRENCH, HYDRANT)		/	



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SITE PLAN REVIEW APPLICATION AND SUBMITTAL CHECKLIST CONTINUED

SANITARY SEWER

		YES	NO	N/A
1	EXISTING INVERTS		/	
2	FIRST FLOORS SERVICED	/		
3	BASEMENT FLOORS SERVICED (IF INDICATED)			/
4	SERVICE LEADS SHOWN IN PLAN & PROFILE & SIZED APPROPRIATELY	/		
5	MINIMUM SLOPES ACCEPTABLE (2FPS REQUIRED)		/	
6	MANHOLE SPACING (400' MAX)			/
7	CLEANOUTS ON LEADS	/		
8	IS CAPACITY AVAILABLE IN EXISTING COLLECTION SYSTEM/P.S.			/
9	SEWER ACCESSIBLE	/		
10	ADEQUATE SEPTIC TANK WHERE NECESSARY			/
11	ADEQUATE DRAINFIELD AREA (AND RESERVE AREA			/
12	ADJACENT PROPERTIES SEPTIC TANK/DRAINFIELD			/
13	EASEMENTS WHERE REQUIRED (20' MINIMUM IF IN REAR OR SIDE YEARD)			/
14	CONSTRUCTION DETAILS (M.H., TRENCH, PIPE MATERIALS, CONNECTIONS TO M.H., CASTINGS)			/
15	PROFILE INCLUDING ALL EX. & PROPOSED UTILITY CROSSINGS (NO CONFLICTS WITH ANY OTHER UTILITIES ESPECIALLY SEWER LEADS)			/
16	SEWER SIZED AND EXTENDED TO SERVE ADJOINING PROPERTY			/
17	DETAILS FOR SEWER TESTING PROVIDED			/
18	BASIS OF DESIGN & SERVICE DISTRICT SERVICE MAP ON PLAN (MDEW PERMIT APPLICATION REQUIRED)			/

MISCELLANEOUS SITE DETAILS

		YES	NO	N/A
1	TRASH CONTAINERS AND ENCLOSURES	/		
2	LIGHTING	/		
3	UNDERGROUND WIRING		/	
4	SIGNS			/
5	SIDEWALKS	/		
6	MISS DIG NOTES	/		

REQUIRED APPROVALS

		YES	NO	N/A
1	COUNTY DRAIN COMMISSION (SOIL EROSION CONTROL)		/	
2	COUNTY ROAD COMMISSION			/
3	MDOT		/	
4	HEALTH DEPARTMENT		/	
5	MDEQ - SANITARY SEWER			/
6	MDEQ - WATER			/
7	MDEQ - WETLANDS			/
8	MDEQ - LAND & WATER MANAGEMENT			/



Project Control Engineering, Inc.
Professional Engineers, Surveyors, and Consultants

2420 Pointe Tremble Road • P.O. Box 307 • Algonac, MI 48001 • Tel (810) 794-1931 • Fax (810) 794-3331

July 23, 2018

Planning Commission
City of Marine City
303 S. Water Street
Marine City, MI 48039

RE: RESPONSE: Special Land Use Permit and Site Plan Review
Proposed Truck Storage Facility, 1340 S. Parker Street, Marine City
Wade Trim File No. MRN 6121-01D

Dear Planning Commissioners,

We have completed plan revisions for the above named project in response to Wade Trim's review letter dated July 18, 2018. Please consider the following remarks in regards to the site plan review:

Site Plan Review

1. "Section 160.300,(B),(2)..."
 - "Subsection (e)...detailed storm water plan will need to be submitted for review and approval by the St. Clair County Drain Commission."
The property is located outside of a county drainage district and does not require their approval. Storm water will discharge into Michigan Department of Transportation (MDOT) R.O.W. The detention pond is sized per MDOT requirement. Detailed storm sewer calculations and profiles will be provided during the engineering phase of the project.
 - "Subsection (h)...hazardous substances...locations should be detailed on the site plan."
All materials used on site (i.e. fluids, oils) will be located within the building and stored per MDEQ requirements.
2. "Section 130.219...detailed landscape plan..."
 - "... Existing vegetative cover...(Section 160.219,(C),(8))"
The outline of vegetative cover is shown and labeled on sheet 1 of the site plan.
 - "An irrigation plan (Section 160.219,(C),(11))"
A note has been provided on the site plan to require irrigation. An irrigation plan will be submitted to the building department along with the building permit application.
 - "General landscaping area calculation...one tree per 3000 square feet of general landscaping area (Section 160.219,(F),(2))"
Green area available for landscaping is 26,800 sft. over the entire site. Thus 9 trees are required and shown on sheet 1 of the plans.
 - "...principal building...facing the street (Section 160.219,(F),(4))"
Landscaping has been provided along the frontage of the building at 15 foot average width.
 - "...detention pond...(Section 160.219,(F),(6))"
Landscaping has been provided around the pond as indicated on sheet 1 of the plans.



Project Control Engineering, Inc.
Professional Engineers, Surveyors, and Consultants

2420 Pointe Tremble Road • P.O. Box 307 • Algonac, MI 48001 • Tel (810) 794-1931 • Fax (810) 794-3331

- "...perimeter...parking lots... (Section 160.219,(H),(b),(1-4)...sight triangle requirements...."
Landscaping is provided behind approach radii and complies with sight triangle requirements.
- 3. "A 60-foot wide 'Michigan State Highway' easement..."
The Michigan State Highway land was part of the original "Supervisor's Wonsey Plat." The property was vacated and combined with Lot 29. We removed the note from the plan since it is no longer owned by the state.
- 4. "...Section (160.232,(B),(7),(b)...building materials are not specified..."
Architectural plans have been included to indicate addition of a cultured stone veneer on the office portion of the building.
- 5. "...Section (160.300,(B),(3),(c),(2)...grading plan...proposed contour plan...direction of flow...western property line..."
Grades are provided on the plans. Flow arrows have been provided at key points to indicate positive drainage throughout the site.
- 6. "...proposed sidewalk...extended to connect to the public sidewalk..."
The proposed sidewalk has been extended to meet the public sidewalk as shown on sheet 1 of the revised site plans.
- 7. "...ramp detail..."
A ramp detail has been provided on sheet 1 of the revised site plans.
- 8. "Given the frequent truck traffic...recommend that a durable and dustless surface be provided (i.e. asphalt) as a substitute for a portion or all of the gravel surfacing area...Further, there are two large segments of the site...gravel surfaced...not designated as truck parking spaces...these areas should be maintained as green space in lieu of gravel surfacing."
Plans have been modified to designate the entire west side as truck parking. The remainder of the graveled site is intended to be used for truck maneuverability.

Sincerely,

Project Control Engineering, Inc.

John T. Monte, PE
President

Enclosure



Wade Trim Associates, Inc.
500 Griswold Street, Suite 2500 • Detroit, MI 48226
313.961.3650 • www.wadetrim.com

July 18, 2018

City of Marine City
303 S. Water Street
Marine City, Michigan 48039

Attention: Planning Commission

Re: Special Land Use Permit and Site Plan Review
Proposed Truck Storage Facility at 1340 S. Parker Street
I-1 Light Industrial District
Wade Trim File No.: MRN 6121-01D

Dear Commissioners:

We are in receipt of a site plan submitted by property owner Michael and Diane Drugach to construct a 5,120 square-foot building for tractor trailer repair and provide outdoor storage of trailers on the subject site. The property is located on the west side of S. Parker Street (M-29) on the southern edge of the City. The subject site measures approximately 2.2 acres in size and is presently zoned I-1, Light Industrial District. Adjacent properties along the west side of Parker Street and parcels located to the west of the subject site are all zoned I-1 District. The properties to the east of the subject site, across S. Parker Street, are zoned W-M Waterfront Recreation and Marina, while the property to the northeast of the subject site is zoned B-2 General Business.

Per Section 160.127 of the Marine City Zoning Ordinance, "storage facilities for building materials, sand, gravel, stone lumber, open storage or construction contractor's equipment and supplies" requires special conditions approval. Outdoor storage of the tractor trailers would be considered an open storage use, thus requiring special land use approval. The site plan also illustrates a shop building with several bay doors, likely for conducting tractor trailer repair within the building, which would qualify as an automobile repair use. Automobile repair is also listed as a special use in the I-1 District. Therefore, special conditional use approval granted by the Planning Commission is required for this project after holding a public hearing in accordance with the procedures of Section 160.270 through Section 160.278 of the Zoning Ordinance.

Site Plan Review

The site plan has been prepared by Project Control Engineering, Inc. and is dated June 27, 2018. The package includes a site plan, floor plan, and two pages of building elevations. 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. Section 160.300,(B),(2) outlines several criteria for the Planning Commission to consider in the approval of site plans. With regard to these criteria, we note the following:
 - Subsection (e) states that the project must meet City requirements and standards for grading and surface drainage and for the design and construction of storm sewers,

storm water holding facilities, water mains, sanitary sewers, and driveway approaches. As shown on Sheet 1, the applicant is proposing a stormwater system which includes a detention pond. However, no stormwater calculations have been provided. The detailed stormwater plan will need to be submitted for review and approval by the St. Clair County Drain Commission.

- Subsection (h) ensures proper management of hazardous materials, wastes or fuels. Sufficient detail has not been provided on the site plan to determine what potentially hazardous materials may be used on site. Tractor trailer repair facilities may include storage of brake fluids, lubricating oil, and other hazardous substances, and these locations should be detailed on the site plan.
2. Section 160.219 requires a separate detailed landscaping plan to be submitted with the site plan application which demonstrates compliance with minimum landscaping requirements. Although some landscaping details are shown on Sheet 1 of the site plan, the following landscape plan information is missing or noncompliant:
 - Existing vegetative cover, stands, groupings, and groves of existing trees including all trees having a caliper of six inches or more (Section 160.219,(C),(8))
 - An irrigation plan (Section 160.219,(C),(11))
 - General landscaping area calculation (Section 160.219,(F)) and provision of evergreen and deciduous trees at rate of one tree per 3,000 square feet of general landscaping area (Section 160.219,(F),(2))
 - Provision of principal building landscaping along the foundation of the proposed structure facing the street (Section 160.219,(F),(4))
 - Provision of detention pond landscaping (Section 160.219,(F),(6))
 - Provision of the required perimeter landscaping strip for parking lots that complies with one of the four possible options described in Section 160.219,(H),(1),(b),(1-4), while ensuring compliance with the sight triangle requirements at the site entrance/exit (Section 160.219,(M),(1))
 3. A 60-foot wide "Michigan State Highway" easement is shown along the western portion of the subject site. The site plan indicates that the easement will be improved with a chain-link fence and gravel surfacing and will be utilized for outdoor truck parking. The applicant should provide additional information about this easement to confirm that improvements may be constructed within the easement.
 4. Exterior building elevations have been provided, but proposed building materials are not specified. It appears that aluminum siding will be the primary wall material. Although this material may be allowed for much of the building, Section 160.232,(B),(7),(b) requires the "office portion of an industrial/warehouse building to be constructed of high quality masonry materials which shall include a minimum of 75% face brick, jumbo brick and/or structural brick units." The proposed design does not comply.
 5. As required by Section 160.300,(B),(3),(c),(2), a grading plan is required to be provided which illustrates the proposed contour lines on the site and the direction of surface flow within the proposed swales, including the drainage flow along the western property line to ensure that all site drainage is retained onsite.

6. We recommend that the proposed sidewalk along the north side of the building be extended to connect to the public sidewalk along South Parker Street.
7. An accessible ramp detail should be provided for the proposed accessible parking space.
8. Much of the rear portion of the site is proposed to be improved with "12-inch gravel surfacing" and will be used for outdoor truck parking. Additionally, access to the rear building service doors, proposed dumpster pad, and proposed loading area will be possible only through this gravel surfacing area. Given the frequent truck traffic which will presumably be utilizing these areas, we recommend that a durable and dustless surface be provided (i.e., asphalt) as a substitute for a portion or all of the gravel surfacing area. Further, there are two large segments of the site which are proposed to be gravel surfaced, but which are not designated as truck parking spaces (in the northwestern corner of the site, and the area immediately to the west of the proposed detention pond). As these areas will not be utilized, these areas should be maintained as green space in lieu of gravel surfacing.

Special Land Use Review

While safeguarding the public health, safety, and welfare of the community, the Planning Commission, under Section 160.271, has the authority to grant special land use permits. These approvals are subject to conditions regarding design and operation of the proposed use. Both outdoor storage and automobile repair uses require special land use approval. Six review criteria with additional sub-review criteria are employed to review the individual requests. Findings of Fact regarding the merits of a request should be made by the Planning Commission, and the Commission may impose conditions upon the applicant regarding its request based upon the review requirements found in Section 160.276, (B). The approval standards for special land uses are outlined in Section 160.275. These standards are listed below, along with our opinion as to whether the proposed project complies with each standard:

- (A) *The project... will be in accordance with the general objectives, intent, and purposes of this chapter; (1) will be consistent with maintenance of the public health, safety, and welfare; and (2) will be of such location, size, and character that it will be in harmony with all applicable regulations of the zoning district in which it is to be located.*

Wade Trim Comment: Both the outdoor storage and automobile repair uses would be consistent and support the maintenance of the public health, safety, and welfare of the community. Both uses will be located within an I-1 District and their activities will be in harmony with all the applicable regulations found within the district.

- (B) *The project... will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, or that persons or agencies responsible for establishment of the proposed use shall be able to provide adequately any service.*

Wade Trim Comment: The subject site will be adequately served by public facilities for both proposed uses.

- (C) *The project... will be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relationship to intersections, adequacy of sight distances, location and access of off-street parking and provisions for pedestrian traffic, with particular attention to minimizing child-vehicle contacts in residential districts.*

Wade Trim Comment: The nature of the site located on a major thoroughfare with sufficient site lines north and south of the subject site along with the existing pedestrian sidewalks will make traffic no more hazardous than normal for an industrial district use, and there are no nearby residential districts within proximity to the subject site.

- (D) The project... *will be compatible with adjacent uses of land and the natural environment; (1) will be of such location, size, and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood; (2) will be designed such that the location, size, intensity, site layout and periods of operation of any such proposed use shall eliminate any possible nuisance emanating therefrom which might be noxious to the occupants of any other nearby permitted uses, whether by reason of dust, noise, fumes, vibration, smoke, or lights; (3) will be designed such that the proposed location and height of buildings or structures and location, nature and height of walls, fences and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings; and (4) will not cause substantial injury to the value of other property in the neighborhood in which it is located.*

Wade Trim Comment: The proposed uses will be in harmony with the surrounding industrial land uses that have developed within the area and are master planned for the area. The uses are not expected to be nuisances. The site has been designed in such a manner as to minimize any possible nuisances from emanating from the site. The tractor-trailer parking area is located to the rear of the site and the building doorways face rearward to the west. Both design choices minimize the possible off-site nuisances.

The building is sited in such a way as to minimize any potentially deleterious impacts upon adjacent properties by meeting or exceeding setback requirements and inclusion of landscaping to buffer the adjacent non-conforming residential use to the south of the subject site. This use will not interfere or discourage either adjacent industrial development to the north or west of the subject site or marina uses to the east of the subject site.

The subject site's proposed development will not injure the value of adjacent properties in the neighborhood. The adjacent non-conforming residential property to the south will be buffered accordingly and all other adjacent property may be developed accordingly to the uses identified in the Master Plan and Zoning Map.

- (E) The project... *will promote the use of land in a socially and economically desirable manner.*

Wade Trim Comment: The subject site is being developed in a manner that is in accordance with the goals and objectives that have been clearly conveyed in the Marine City Master Plan, and this plan details a rational approach for development throughout the community.

- (F) The project... *will relate harmoniously with the physical and economic aspects of adjacent land uses as regards prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the city.*

Wade Trim Comment: The subject site is being developed in a manner that is in conformity with the Marine City Master Plan and the continuity of industrial development as envisioned within the plan. Logistics and trucking services are vital to the continued growth of the American economy and this facility ensures that Marine City offers a facility that supports this growth sector.

Recommendation

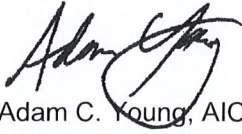
Regarding the special land use request, per the above findings of fact, we recommend that special land use approval be granted for this site.

Regarding the site plan approval request, we recommend that the Planning Commission postpone action to allow the applicant to prepare and submit a revised site plan which addresses the deficiencies noted above. We trust that our comments will provide the applicant guidance in revising the site plan to ensure compliance with the requirements of the City Zoning Ordinance.

If you have any questions, please feel free to contact us.

Very truly yours,

Wade Trim Associates, Inc.

A handwritten signature in black ink, appearing to read "Adam C. Young", is written over a circular stamp or seal.

Adam C. Young, AICP
Professional Planner

ACY;jel

MRN 6121-01D

SPR SLU Truck Storage 1340 S Parker.docx

CITY OF MARINE CITY

303 S WATER ST.
MARINE CITY, MI 48039
PHONE (810) 765-8846 • FAX (810) 765-1040

To: Elaine Eleven, City Manager
Chairman and Members of the Marine City Planning Commission

From: Susan Wilburn, Building Official

Date: July 3, 2018

Subject: Planning Commission approval for a Truck Storage Facility – 1340 S. Parker

Site Plan Review:

Attached to this memo is a site plan and elevation drawings for a truck storage facility.

This project has been reviewed by Wade Trim Associates, Inc.

This property is zoned L-1, Light Industrial. The proposed use of Truck Storage is allowable with special permission from Planning Commission in this zoning district.

I-1, LIGHT INDUSTRIAL DISTRICT

160.125 INTENT.

(A) The I-1 Light Industrial Districts are designed so as to primarily accommodate wholesale and warehouse activities, and industrial operations whose external, physical effects are restricted to the area of the districts and in no manner affect in a detrimental way any of the surrounding districts. The I-1 District is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semifinished products from previously prepared material. It being the intent of this section that the processing of raw material for shipment in bulk form, to be used in an industrial operation at another location, not be permitted.

(B) The following regulations shall apply to all I-1 Districts and no building, structure or premises, except as otherwise provided in this chapter, shall be erected, altered, or used

160.127 USES PERMITTED SUBJECT TO SPECIAL CONDITIONS.

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the Planning Commission.

(A) Restaurants or other places serving food or beverage except those having the character of a drive-in so called, automobile service stations, newsstands and tobacco shops, which in the opinion of the Planning Commission are intended to serve the convenience needs of persons working in the I-1 District, subject to the regulations applicable to such uses;

(B) Automobile repair station, automobile or other machinery assembly plants, painting and varnishing shops, undercoating shops;

(C) Storage facilities for building materials, sand, gravel, stone lumber, open storage or construction contractor's equipment and supplies, provided such is enclosed within a building or within an obscuring wall or fence on those sides abutting any residential district and on any front yard abutting a public thoroughfare. In I-1 Districts the extent of such wall may be determined by the Planning Commission on the basis of usage. Such wall shall be not less than 5 feet in height and may, depending upon land usage, be required to be 8 feet in height, and shall be subject further to the requirements hereof;

(D) Metal plating, buffing and polishing, subject to appropriate measures to control the type of process to prevent noxious results and/or nuisances; and

(E) Other uses of a similar and no more objectionable character, and which will not be injurious or have an adverse effect on adjacent areas, any may therefore be permitted subject to such conditions, restrictions and safeguards as may be deemed necessary in the interest of public health, safety and welfare.

*There is a possibility of truck repairs to be done on the property.

OWNER	PROP_ADDRESS_COMBINED	OWNER_ADDRESS	OWNER_CITY	OWNER_STATE	OWNER_ZIP
STATE OF MICHIGAN	S PARKER ST & A	D.O.T.	LANSING	MI	48913-0001
WESTRICK JAMES, WESTRICK ANNE MARIE	1242 S BELLE RIVER AVE VACANT LOT	3604 CHARTIER RD	MARINE CITY	MI	48039
LUMBER JACK BLDG CENTERS	715 CHARTIER ST	3470 PTE TREMBLE RD	ALGONAC	MI	48001
RIVERSIDE SPLINE & GEAR	1390 S PARKER ST	1390 S PARKER ST	MARINE CITY	MI	48039-2334
HINKLEY ANDREW L	1284 S BELLE RIVER AVE	1284 S BELLE RIVER RD	MARINE CITY	MI	48039-
DRUGACH MICHAEL, DRUGACH DIANE	PARKER ST	5177 MARSH	CHINA TWP	MI	48054
KLINGLER HOLDINGS LLC	1295 S PARKER ST	7075 S RIVER RD	MARINE CITY	MI	48039
DELUDE THOMAS J ET-AL	326 ALGER ST	326 ALGER ST	MARINE CITY	MI	48039-2300
HEATH ELIZABETH, HEATH MARSHA	410 ALGER ST	410 ALGER ST	MARINE CITY	MI	48039-2302
ZEKES PROPERTIES LLC	1239 S PARKER ST	1239 S PARKER ST	MARINE CITY	MI	48039
BUEL EUGENE N/JEAN ET- AL	375 BOWERY ST	375 BOWERY ST	MARINE CITY	MI	48039-2312
BLANCHARD ROBERT, BLANCHARD MELISA	S PARKER ST	622 ALGER ST	MARINE CITY	MI	48039
ALGONAC LUMBER CO	715 CHARTIER ST	PO BOX 385	ALGONAC	MI	48001-0305
HARMAN ROBERT D SR, HARMAN PARTICIA	620 ALGER ST	13447 SPRING RD	ONAWAY	MI	49765
KLINGLER HOLDINGS LLC	326 BOWERY ST	837 DEGURSE AVE	MARINE CITY	MI	48039
STATE OF MICHIGAN	S PARKER ST				
KEEVER DANIEL, KEEVER JAIME	1298 S BELLE RIVER AVE	1298 S BELLE RIVER AVE	MARINE CITY	MI	48039
IKERA JOHN K, IKERA EVELYN K ET-AL	S BELLE RIVER AVE	5195 PALMS RD	CASCO	MI	48064
KLINGLER HOLDINGS LLC	374 BOWERY ST	7075 S RIVER RD	MARINE CITY	MI	48039
DEHENAU JAMES M	1305 S PARKER ST	1305 S PARKER ST	MARINE CITY	MI	48039
BLANCHARD ROBERT L, BLANCHARD MELIS	622 ALGER ST	622 ALGER ST	MARINE CITY	MI	48039
PHELPS MABEL	332 ALGER ST	332 ALGER ST	MARINE CITY	MI	48039-2300
JENKS DALE/DIANE	1380 S PARKER ST	1380 S PARKER ST	MARINE CITY	MI	48039-2334

BISCORNER LEONARD & HELEN	ALGER ST	1465 CHARTIER RD	MARINE CITY	MI	48039-2328
STATE OF MICHIGAN	S PARKER ST				
CHRISTIE GLADYS M TRUST	327 BOWERY ST	PO BOX 100	ALGONAC	MI	48001-0100
ISRAEL ARTHUR/WANDA	1294 S BELLE RIVER AVE	1294 S BELLE RIVER	MARINE CITY	MI	48039
GABRIEL ANTHONY	1331 S PARKER ST	1331 S PARKER ST	MARINE CITY	MI	48039
KLINGLER HOLDINGS LLC	1300 S PARKER ST	837 DEGURSE AVE	MARINE CITY	MI	48039
WEC 2000B-CSF-11 LLC	1229 S PARKER ST	ONE CVS DRIVE	WOONSOCKET	RI	02895

City of Marine City
NOTICE OF PUBLIC HEARING
SPECIAL LAND USE APPLICATION

Residents, owners of real property, and other interested persons, please take notice that the City of Marine City Planning Commission will hold a Public Hearing on Monday, August 13, 2018 at 7:00 PM at the Fire Hall, 200 South Parker Street, Marine City, Michigan 48039, to consider an application for special use, as follows:

SPECIAL USE APPLICATION NO. 01-2018: Applicants, Michael and Diane Drugach are requesting, per Section 160.219 of the Zoning Ordinance, a Special Land Use approval for a proposed truck storage facility located at 1340 South Parker. The legal description of the subject property, 1340 South Parker, is as follows:

PART OF LOT 29 AND ADJ PROPERTY DESC AS: BEG AT NE COR LOT 29, TH S 0D 34M E 243.92', TH S 89D 13M 4S W 384.89', TH N 0D 19M 28S E 246.59', TH N 89D 36M 27S E 381.06' TO BEG SUPERVISORS WONSEY PLAT & SECTION 12 T3N R16E 2.16A

Parcel No: 74-02-875-0034-100

Comments regarding this Special Land Use Application will be received at the Public Hearing. Written comments will also be received at the Marine City Offices, 303 South Water Street, Marine City, Michigan 48039 until 5:00 pm on August 13, 2018. The application is on file at the City Offices and may be inspected during regular business hours.

Kristen Baxter, City Clerk
Published: July 29, 2018