



# CITY OF MARINE CITY

## Planning Commission Meeting Agenda

Marine City Fire Hall, 200 South Parker Street

Regular Meeting: Monday, September 9, 2019 7:00 PM

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**1. CALL TO ORDER**

**2. 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 limit comments to five (5) minutes.*

**6. APPROVE AGENDA**

**7. APPROVE MINUTES**

A. June 10, 2019 Meeting Minutes

**8. UNFINISHED BUSINESS**

**9. NEW BUSINESS**

A. Site Plan Review: 1300 Degurse – Zimmerman Development

**10. ADJOURNMENT**

**City of Marine City  
Planning Commission Meeting  
June 10, 2019**

A regular meeting of the Marine City Planning Commission was held on Monday, June 10, 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, Trent Attebury, Keith Jenken, Brian Ross; City Commissioner William Klaassen; Building Official Susan Wilburn; City Manager Elaine Leven; Deputy Clerk Elizabeth Desmarais

**Absent:** Commissioner William Beutell

Motion by Commissioner Attebury, seconded by Commissioner Ross, to excuse Commissioner Beutell from the meeting. All Ayes. Motion Carried.

**Communications**

None.

**Public Comment**

No residents addressed the Board.

**Approve Agenda**

Motion by Commissioner Attebury, seconded by Commissioner Ross, to approve the Agenda with the following additions:

**Item #9-B New Business:** Appointment of Community & Economic Development Board Representative

**Item #9-C New Business:** Commissioner Privilege

All Ayes. Motion Carried.

## **Approve Minutes**

Motion by Commissioner Allan, seconded by Commissioner Ross, to approve the May 13, 2019 meeting minutes of the Planning Commission. All Ayes. Motion Carried.

## **Unfinished Business**

None.

## **New Business**

### ***Site Plan Review ~ 930 Metropolis: Hidden Harbor Condominiums***

Building Official Wilburn stated that this Site Plan contained the requested revisions from the Board and Wade Trim. Wade Trim recommended the Site Plan receive conditional approval as minor revisions were still needed.

Commissioner Klaassen inquired if the Board would have the opportunity to review the condo documents.

City Manager Leven responded that the condo documents were not typically reviewed by the Planning Commission.

Commissioner Jenken expressed concern about possible strain and damage to the roads near the construction site caused by the heavy equipment.

Motion by Commissioner Attebury, seconded by Commissioner Allan, to approve the Site Plan for Hidden Harbor Condominiums contingent upon the recommendations by Wade Trim. All Ayes. Motion Carried.

### ***Appointment of Community & Economic Development Board Representative***

Chairperson Moran said that the Board needed to appoint a representative from the Planning Commission to serve on this new Board that came out of the TIFA Tripartite Board. He said it would serve as an advisory Board only to make recommendations to the City Commission on projects and other items and consist of the following members:

- (1) City Commission Representative
- (1) Planning Commission Representative
- (1) TIFA Board Representative

- (1) Chamber of Commerce Representative
- (1) Marine City Business Owner
- (2) Marine City Residents

Motion by Commissioner Allan, seconded by Commissioner Ross, to appoint Chairperson Moran as the Planning Commission representative to the Community & Economic Development Board. All Ayes. Motion Carried.

### **Commissioner Privilege**

Chairperson Moran and the Board members thanked Deputy Clerk Desmarais for her years of service to the City and said that she would be missed by everyone.

### **Adjournment**

Motion by Commissioner Ross, seconded by City Commissioner Klaassen, to adjourn at 7:28 pm. All Ayes. Motion Carried.

Respectfully submitted,

Elizabeth Desmarais  
Deputy Clerk

Kristen Baxter  
City Clerk

# CITY OF MARINE CITY

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

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**To:** Chairman and Members of the Marine City Planning Commission  
**From:** Susan Wilburn, Building Official  
**Date:** August 27, 2019  
**Subject:** Site Plan Review – 1300 Degurse, Marine City, MI  
Zimmerman Development-Light Industrial building

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Attached are site plan drawings for a 4,397 s.f. light industrial building. The building use will be determined at a later date.

The property being considered is a .98 acre vacant parcel located at 1300 Degurse. The property is currently zoned L-1, Light Industrial.

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

This project has had preliminary and revised plan reviews by Wade Trim. The remaining items on the review require Planning Commission consideration or possible revision.

## **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 except for 1 or more of the following uses.

(Prior Code, App., § 900)

**§ 160.126 PRINCIPAL USES PERMITTED.**

(A) Any of the following uses when the manufacturing, compounding or processing is conducted wholly within a completely enclosed building. That portion of the land used for open storage facilities for materials or equipment used in the manufacturing, compounding or processing shall be totally obscured by a wall or obscuring fence not less than 5 feet in height, 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.

(1) The manufacture, compounding, processing, packaging or treatment of such products as: bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware and cutlery; tool; die, gauge and machine shops;

(2) The manufacture, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials; bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, sheet metal (excluding large stampings such as automobile fenders or bodies), shell, textiles, tobacco, wax, wire, wood (excluding saw and planing mills) and yarns;

(3) The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas;

(4) Manufacture of musical instruments, toys, novelties, and metal or rubber stamps, or other small moulded rubber products;

(5) Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs;

(6) Laboratories: experimental, film or testing;

(7) Manufacture and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like;

(8) Warehouse and wholesale establishments and truck terminal facilities;

(9) Central dry cleaning plants or laundries provided that such plants shall not deal directly with consumer at retail; and

(10) All public utilities, including buildings, necessary structures, storage yards and other related uses.

(B) Trade or industrial schools;

(C) Truck rental and leasing (S.I.C. Code 7513), provided all display areas are paved and properly drained in accordance with the City Code;

(D) Any use charged with the principal functions of basic research, design and pilot or experimental product development;

(E) Accessory structures and uses customarily incident to the above permitted uses;

(F) Nonaccessory, freestanding signs; and

(G) Other uses of a similar and no more objectionable character to those principal uses permitted.

(Prior Code, App., § 901) (Ord. 98-4, passed 5-21-1998)

#### **§ 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.

(Prior Code, App., § 902)

**§ 160.128 REQUIRED CONDITIONS.**

Any use established in the I-1 District after the effective date of this chapter shall be operated so as to comply with the performance standards set forth hereinafter.

(Prior Code, App., § 903)

**§ 160.129 AREA AND BULK REQUIREMENTS.**

See § 160.195 limiting the height and bulk of buildings and the minimum size of lot by permitted land use.

(Prior Code, App., § 904)

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





City of Marine City  
Building Department  
303 S. Water St.  
Marine City, MI 48039  
(810) 765-9011

buildingdepartment@marinecity-mi.org

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City of Marine City

SITE PLAN REVIEW  
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](http://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): CRAIG S. ZIMMERMAN  
Applicant Address: 5763 N RIVER, EAST CHINA, MI 48054  
Phone: 586-707-5811 Fax: \_\_\_\_\_ Email: CRAIG@PREMIER-BUSINESS.COM  
Property Owner Name(s): CRAIG S. ZIMMERMAN / ZIMMERMAN DEVELOPMENT  
Property Owner Address: 5763 N RIVER, EAST CHINA, MI 48054  
Phone: SAME Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Name of Proposed Development: \_\_\_\_\_  
Address of Development: \_\_\_\_\_

Parcel No.: \_\_\_\_\_ Description of Development: ☒ New ☐ Addition

☒ Copy of Legal Description Attached

Proposed Use: ZIMMERMAN GARAGE

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: Craig S. Zimmerman Date: 07-21-19  
Owner's Signature: Craig S. Zimmerman Date: 07-21-19  
Site Plan Preparer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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



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

August 23, 2019

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

Attention: Planning Commission

Re: Site Plan Review  
Proposed Zimmerman Development - Warehouse  
1300 DeGurse Avenue  
Wade Trim File No.: MRN 6001-19D, Phase 104

Dear Commissioners:

We are in receipt of a site plan submitted by Craig Zimmerman to construct a 4,397 square foot warehouse building for a manufacturing use on a vacant lot. The subject site is located along the north side of DeGurse Avenue in the northwestern quadrant of the City. The subject site measures approximately 0.98 acre in size and is presently zoned I-1, Light Industrial District. The property to the south, east, and west is zoned I-1 District, while the property to the north borders the Township of East China and is zoned R-3, One-Family Residential.

Per Section 160.125 of the Marine City Zoning Ordinance, "warehouse and wholesale establishments," as well as manufacturing uses are principal uses permitted within the I-1 Light Industrial District.

#### **Site Plan Review**

The revised site plan has been prepared by Armstrong, Miller & Nichols, Inc. and is dated August 21, 2019. The package consists of three sheets (site plan sheet, site plan details sheet, and a landscape plan sheet). 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. The site plan is missing the location of the trash receptacle pad and method of screening. Section 160.300,(B),(3),(b),(8) requires that all site plans show this information. The applicant notes on the site plan sheet that trash will be located inside the warehouse. The Planning Commission should determine whether this is acceptable.
2. The site plan does not provide any information on proposed signage (see Section 160.300,(B),(3),(b),(11)). If not included on the site plan, the applicant would need to secure sign permits from the City at a later date.
3. Section 160.219,(F),(6) requires that areas used for storm drainage purposes shall be landscaped with a mixture of evergreen and deciduous trees and shrubs. No proposed plant materials are shown near the detention basin.
4. The site plan shows 3 proposed flowering crab trees and 6 proposed compact burning bush shrubs in the frontage between the parking lot and sidewalk. Section 160.219,(H),(1),(b),(1) requires at least 1 deciduous tree and 10 shrubs for each 35 feet of frontage. The total lot frontage is 100 feet. Thus, 3 deciduous trees and 29 shrubs must be provided.

Additional shrubs are required and the proposed size at planting for the shrubs should be specified. Further, Section 160.219,(H),(1),(c) states that 2 ornamental trees may be substituted for each required deciduous tree. Flowering crab trees are ornamental trees. Therefore, at least 6 flowering crab trees would need to be provided in the frontage to meet Ordinance requirements.

5. The Zoning Ordinance states that the landscape plan must be created under the direction of a Michigan-licensed landscape architect and a seal must be provided (see Section 160.219,(C),(1)). The site plan provides the seal of an architect, but not a landscape architect. As allowed by the Ordinance, we suggest the Planning Commission waive the landscape architect seal requirement.
6. Section 160.216,(B),(2) requires off-street loading spaces to be a minimum of 10 feet by 50 feet. Sheet S-1.01 shows a 10-foot by 45-foot loading space. Further, per Section 160.196,(I), off-street loading shall be provided in the rear yard. Sheet S-1.01 shows the loading space in the front yard; the site plan must be revised accordingly.
7. As proposed, off-street parking spaces will encroach upon the required front yard setback. Per Section 160.196,(I and J), this may be allowed by the Planning Commission "after approval of the parking plan layout and points of access." The Planning Commission should consider whether the proposed off-street design may be allowed.
8. The site seeks an office space along the front elevation. Per Section 160.232,(B),(7),(b), the office portion of the warehouse must have a façade of at least "75% face brick, jumbo brick, or structural brick units."

### **Recommendation**

As noted above, there are a number of determinations / waivers that the Planning Commission should consider (Comment Nos. 1, 2, 5, and 7). Additionally, there are a number of minor issues that need to be addressed (Comment Nos. 3, 4, and 8). The most significant outstanding issue is related to the off-street loading space in the front yard (Comment No. 6). Pending determinations from the Planning Commission and a satisfactory resolution to the off-street loading issue, we recommend site plan approval contingent upon the submittal of a revised site plan for administrative review that corrects the other remaining minor issues and any other revisions requested by the Planning Commission.

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

Very truly yours,

Wade Trim Associates, Inc.



Adam C. Young, AICP  
Professional Planner

ACY:jlh

MRN 6001-19D, Phase 104

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