



# CITY OF MARINE CITY

## Planning Commission Meeting Agenda

260 South Parker Street

Regular Meeting: Monday, September 12, 2022 6:00 PM

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1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Commissioners Graham Allan, William Beutell, Andrew Pakledinaz, Keith Jenken, Madelyn McCarthy, Joseph Moran; City Commissioner William Klaassen; City Manager Holly Tatman
4. **COMMUNICATIONS**
5. **APPROVE AGENDA**
6. **PUBLIC COMMENT** *Anyone in attendance is welcome to address the Planning Commission. Please state name and limit comments to five (5) minutes.*
7. **APPROVE MINUTES**
  - A. August 08, 2022 Meeting Minutes
8. **UNFINISHED BUSINESS**
  - A. Landscaping Ordinance
  - B. Request for Proposals – Master Plan & Master Recreation Plan
9. **NEW BUSINESS**
  - A. 300 Broadway Zoning Recommendation
  - B. 6242 King Road Zoning Recommendation
  - C. Zoning Map Updates – Set Public Hearing
10. **ADJOURNMENT**

**City of Marine City  
Planning Commission Meeting  
August 8, 2022**

A regular meeting of the Marine City Planning Commission was held on Monday, August 8, 2022 at 260 South Parker Street, and was called to order by Chairperson Moran at 6:00 pm.

The Pledge of Allegiance was led by Chairperson Moran.

**Present:** Chairperson Joseph Moran; Commissioners Graham Allan, Keith Jenken, William Beutell, Andrew Pakledinaz, Madelyn McCarthy; City Commissioner William Klaassen; City Manager Holly Tatman; City Clerk Shannon Adams

**Communications**

None.

**Approve Agenda**

Motion by Commissioner Beutell, seconded by Commissioner Allan, to approve the agenda. All Ayes. Motion Carried.

**Public Comment**

None.

**Approve Minutes**

Motion by Commissioner Buetell, seconded by Commissioner Klaassen, to approve the July 11, 2022 meeting minutes. All Ayes. Motion Carried.

**Public Hearing**

Chairperson Moran opened the public hearing with respect to the Special Land Use for parcel 74-02-002-2000-101 at 6:03 P.M.

**Public Comment**

None.

Chairperson Moran closed the public hearing with respect to the Special Land Use for parcel 74-02-002-2000-101 at 6:04 P.M.

## **Unfinished Business**

### Special Land Use – parcel 74-02-002-2000-101

Chairperson Moran stated that he had received a letter from the land owner stating that he had no concerns or problems with a granting of the special land use application for a semi-truck repair facility to be opened and operated on the property which he was selling on a land contract.

Commissioner Jenken inquired whether a zoning change was required. Chairperson Moran clarified that the zoning would remain the same which was light industrial, but that semi-truck repair was not a use specifically addressed in the definitions of light industrial, though automotive repair was specified, which was essentially the same thing as stated by Building Official Kallek.

Commissioner Klaassen stated that the semi-repair station was similar to businesses that repaired motorhomes and busses.

Commissioner Buetell reminded the Commission that there was a truck driving school and a truck stop in the immediate vicinity and the use was in line with the area as it was non-residential.

Motion by Commissioner Buetell, seconded by Commissioner Pakledinaz, to approve the Special Land Use for parcel 74-02-002-2000-101, to be used as a Semi-Truck Repair Facility. Ayes: Klaassen, Moran, Beutell, Pakledinaz. Nays: Allan, McCarthy, Jenken. Motion Carried.

### Vacant Storefronts

City Manager Tatman informed the Board that the vacant storefront ordinance had been adopted and would be effective December 1, 2022 with the administration sending letters to affected business owners in advance. Chairperson Moran advised this item could be removed from future agendas.

### Master Plan Updates: Zoning Maps

City Manager Tatman informed the Commission that if it was approved, the Zoning Map would go before the City Commission at the August 18, 2022 meeting for a first reading.

Commissioner McCarthy questioned an area that had been removed from the map on Degurse north of Gladys. City Manager Tatman explained it had been changed to single family because the original plan had been for Condos, however single family homes had been built instead.

Motion by Commissioner Allan, seconded by commissioner Beutell, to accept the Zoning Map as printed and forward to the City Commission for approval and adoption. All Ayes. Motion Carried.

### Landscaping Ordinance

The Commission discussed each member reviewing the Landscaping Ordinance and for City Manager Tatman to research ordinances used in surrounding areas for language used. Commissioner McCarthy suggested looking at recent developments within the City to see if they were in conformity with the existing ordinance and what updates were required. Further discussion occurred to defining what trees and shrubs should and should not be permitted within the City and including a list as part of a revision of the ordinance.

### Preliminary Review of the Master Plan

City Manager Tatman informed the Commission in that reviewing the City Commission minutes, it had been determined that a revised version of the Master Plan had been adopted at the July 15, 2021 meeting and that it had followed the proper procedure for adoption. She stated she had been working on a Request for Proposals to update the Master Plan and distributed a draft copy. She advised the Commission that the new plan was effective until 2025, an RFP was not currently needed.

Chairperson Moran reminded the Commission that Heritage Square Park still needed to be added back into the Master Plan. City Clerk Adams informed the Commission that the City Commission had passed a Resolution to add Heritage Square Park back into the Master Plan on the next update.

Chairperson Moran suggested the Commissioners go through the Master Plan and Parks and Rec Plan with an expiration date of 2025 and determine what updates were needed which would continue to be discussed at forthcoming meetings.

## **NEW BUSINESS**

### **Adjournment**

Motion by Commissioner Beutell, seconded by Commissioner Klaassen, to adjourn at 6:42 pm. All Ayes. Motion Carried.

Respectfully submitted,

Shannon Adams  
City Clerk

08.30.2022

To: Marine City Planning Commission

Re: 300 Broadway / parcel # 02-475-0632-000

The “Old City Hall” sits on a parcel zoned as R1-A (One Family Residential) and touches B-1(Central Business) and B-2(General Business). Central Business District (B-1) fits all of the potential mixed uses, and allows for the Planning Commission to weigh in on permitted uses subject to special conditions.

#### **B-1, CENTRAL BUSINESS DISTRICT**

##### **§ 160.080 INTENT.**

The B-1 Central Business District is designated to serve as the major shopping center for the trade area of Marine City in addition to serving as a shopping center for tourist trade. This district is typified by uses which are compatible one to another and are not interrupted by automotive uses or facilities creating a break in the continuity of stores which would be caused by driveway cuts for self service types of stores or services. It is the intent of this chapter to provide for such uses which cause interruption of the continuity of the B-1 District in other districts.

(Prior Code, App., § 600)

##### **§ 160.081 PRINCIPAL USES PERMITTED.**

- (A) Office buildings and uses including medical offices and hospitals;
- (B) Any generally recognized retail business which supplies commodities on the premises, such as but not limited to: groceries, meats, dairy products, baked goods or other foods, drugs, dry goods and notions, hardware, furniture and clothing;
- (C) Any personal service establishment which perform services, on the premises, such as: shoe repair, tailor shops, beauty parlors, or barbershops or any service establishments of an office showroom or workshop nature of an electrician, decorator, dressmaker, baker, printer, upholsterer, dry cleaners or establishments doing radio, television or home appliance repair, photographic reproduction and similar establishments that require a retail adjunct;
- (D) Hotels, motels, restaurants and taverns wherein such establishment does not extend as an integral part of, or accessory thereto, any service of a drive-in nature;
- (E) Theaters, auditoriums, assembly halls, concert halls or similar places of assembly when conducted completely within enclosed buildings;
- (F) Banks, with drive-in facilities permitted when the drive-in facilities are incidental to the principal function;
- (G) Publicly owned and operated parks and recreational facilities; municipal or governmental office buildings and post office;
- (H) Newspaper office;
- (I) Churches and other facilities normally incidental thereto on the same property, including secular counseling services, such as family and individual counseling (not including dormitory use), whether provided directly or under lease with other charitable or governmental organizations. Buildings of greater than the maximum height allowed herein, may be allowed.
- (J) Other uses similar to the above uses;
- (K) Public or private parking lots;

(L) Accessory structures, uses and accessory signs customarily incidental to the above permitted uses, subject to the following restrictions:

(1) Accessory signs as permitted herein and only when pertaining to the sale, rental or use of the premise on which it is located or to goods sold or activities conducted thereon.

(2) All lighting for parking areas or for the external illumination of buildings shall be directed away from and shall be shielded from adjacent residential districts; and

(M) Residential units, provided they are an integral part of the structure containing a permitted use, and the residential use is subordinate to the other permitted use.

(Prior Code, App., § 601) (Am. Ord. 2019-002, passed 2-21-2019)

**§ 160.082 USES PERMITTED SUBJECT TO SPECIAL CONDITIONS.**

Under such conditions as the Planning Commission, after hearing, finds the use as not being injurious to the B-1 District and environs and not contrary to the spirit and purpose of this chapter and subject further to the conditions hereinafter imposed for each use, the following uses may be permitted:

(A) Publicly owned buildings, public utility buildings, telephone exchange buildings, electric transformer stations and substations, gas regulator stations with service yards, but without storage yards; water and sewage pumping stations;

(B) Business schools or private schools operated for profit including, but not limited to: dance studios, music and voice schools and art schools;

(C) Arcades, as defined and as licensed pursuant to this code of ordinances, provided that, so as to prevent an undue concentration of such facilities, another licensed arcade is not located within 350 feet. Curfew requirements for persons under 16 years of age, as set forth in this code of ordinances, shall apply to the operation of any arcade approved under this section.

(Prior Code, App., § 602) (Ord. passed 5-16-1974; Am. Ord. 87-15, passed 8-20-1987; Am. Ord. 99-2, passed 2-4-1999; Am. Ord. 2018-006, passed 11-1-2018; Am. Ord. 2019-002, passed 2-21-2019)

**§ 160.083 REQUIRED CONDITIONS.**

(A) (1) All business establishments shall be retail or service establishments dealing directly with consumers.

(2) All goods produced on the premises shall be sold at retail on premises where produced.

(B) All business, servicing or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building, except that approved by the Planning Commission, per § 160.082(D).

(C) The outdoor storage of goods or materials shall be prohibited.

(D) All business establishments shall close for business between the hours of 2:30 a.m. and 6:00 a.m. 7 days per week excepting those days where the Michigan Liquor Control laws allow for service to be extended beyond 2:30 a.m.

(Prior Code, App., § 603) (Ord. 87-15, passed 8-20-1987; Am. Ord. 90-10, passed 8-2-1990)

**§ 160.084 AREA AND BULK REQUIREMENTS.**

See § 160.195 limiting height and bulk of buildings and minimum size of lot by permitted land use. (Prior Code, App., § 604)

I feel, this parcel should be re-zoned B-1.

Tracy Kallek,



Zoning Administrator  
City of Marine City



08.30.2022

To: Marine City Planning Commission

Re: 6242 King Rd. parcel # 02-002-2000-000

This parcel is currently zoned B-2 (General Business District), it is completely surrounded by I-1 (Light Industrial). The property has recently changed ownership and the new owners would like to continue the Nonconforming Use of a automotive bump and paint shop.

The only place in Zoning that allows for a Bump and Paint shop is:

**I-1 LIGHT INDUSTRIAL DISTRICT**

**§ 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.

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

If the commission chooses to clean up this spot zoning, as zoning administrator I would support moving this parcel into I-1 (Light Industrial). Adam Young from Wade Trim is also in favor of this move.

Tracy Kallek,








Zoning Administrator Marine City









**Zoning Districts:**

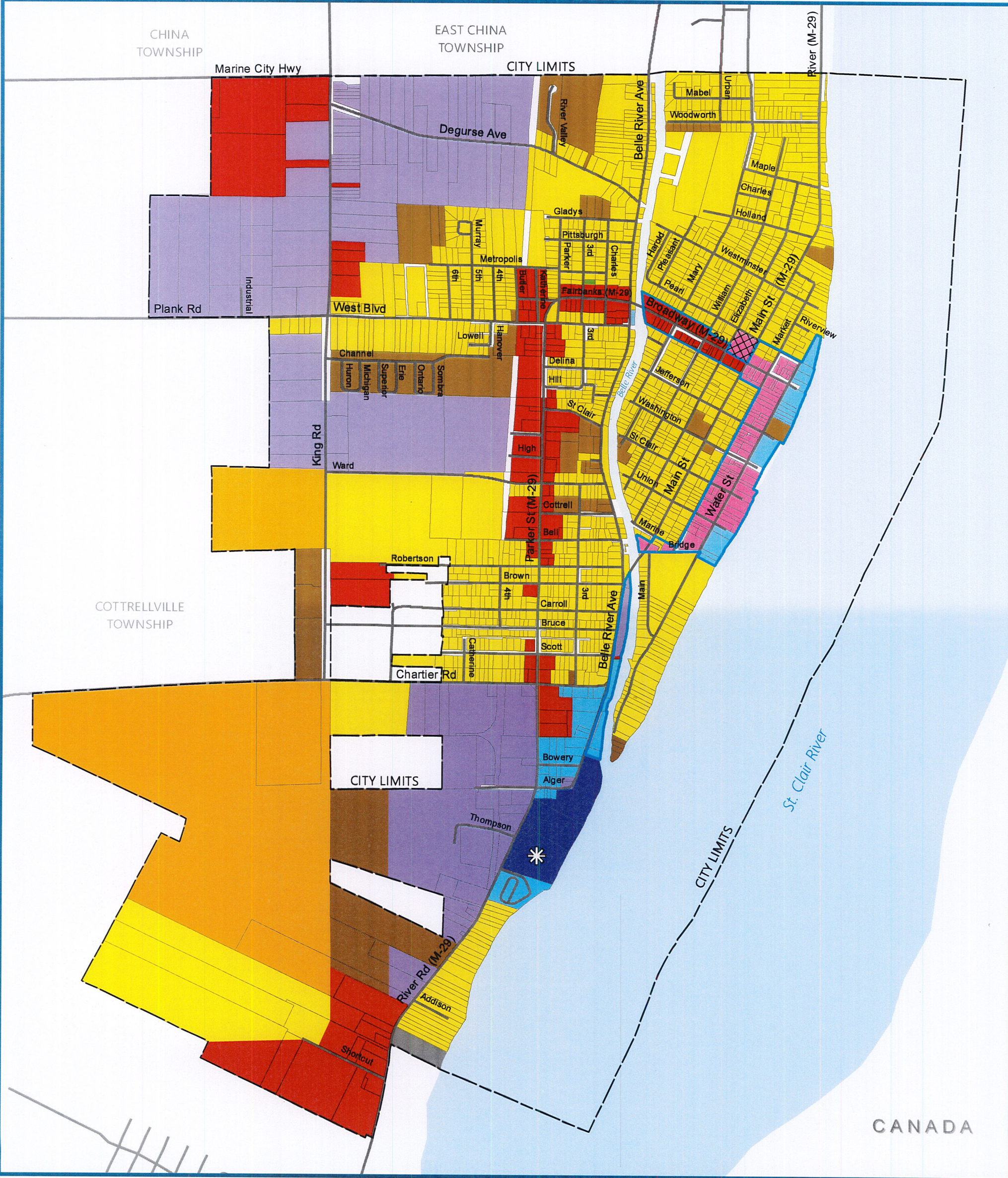
Updated through August 2022

- |   |  |
|---|--|
|  R-1A One-Family Residential          |  I-1 Light Industrial   |
|  R-1B One-Family Residential          |  I-2 Heavy Industrial   |
|  R-M Multiple-Family Residential      |  MHP Mobile Home Park   |
|  B-1 Central Business District        |  P-1 Vehicular Parking  |
|  B-2 General Business District        |  Nautical Mile District Overlay   |
|  W-M Waterfront Recreation and Marina |  Indicates that property was rezoned subject to a statement of conditions |

**Base Layers:**

-  Roads
-  City Limits
-  Historic District
-  Parcel Lines
-  Water Bodies

Parcel Data Source: St. Clair County GIS, 2021



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