



# CITY OF MARINE CITY

## Planning Commission Meeting Agenda

Marine City Fire Hall, 200 South Parker Street

Regular Meeting: Monday, March 12, 2018 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, William Beutell, Jacob Bryson, Keith Jenken, Joseph Moran, Brian Ross; City Commissioner David Simpson; Building Official Susan Wilburn; City Manager Elaine Leven

**4. COMMUNICATIONS**

- A. 2018-2022 Marine City Parks and Recreation Plan

- 5. PUBLIC COMMENT** *Residents are welcome to address the Planning Commission. Please state name and address. Limit comments to five (5) minutes.*

**6. APPROVE AGENDA**

**7. APPROVE MINUTES**

- A. February 12, 2018 Meeting Minutes

**8. UNFINISHED BUSINESS**

- A. Master Plan
- Resolution 15-2018 ~ Adoption of the 2018-2022 Marine City Master Plan and Parks & Recreation Plan
- B. Downtown Signage

**9. NEW BUSINESS**

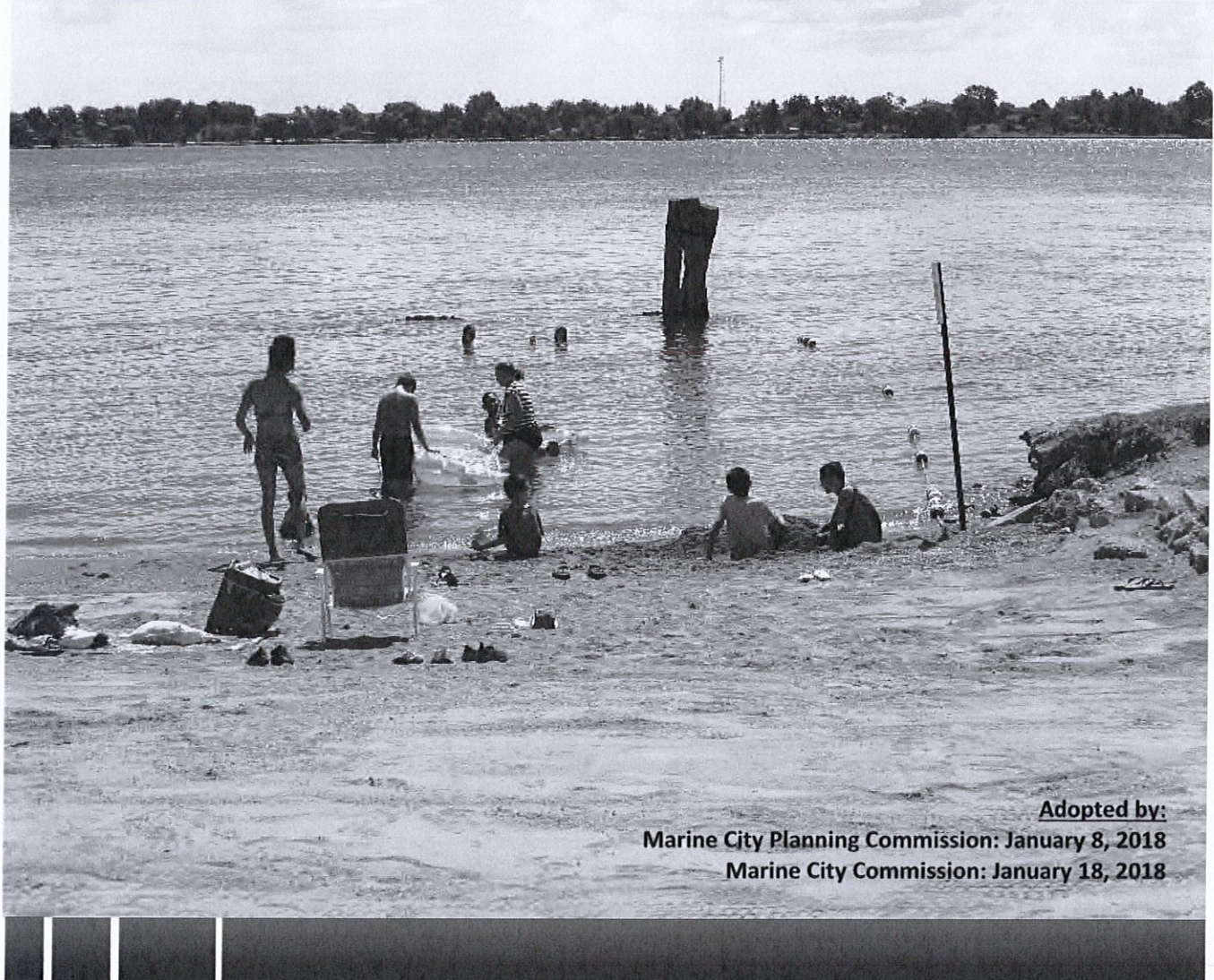
- A. Rezoning – Beindt Investments, LLC.

**10. ADJOURNMENT**



# CHAPTER 7

## 2018-2022 MARINE CITY PARKS & RECREATION PLAN



Adopted by:

Marine City Planning Commission: January 8, 2018

Marine City Commission: January 18, 2018

### IN THIS PLAN:

- ▶ COMMUNITY DESCRIPTION
- ▶ ADMINISTRATIVE STRUCTURE
- ▶ RECREATION INVENTORY
- ▶ PLANNING PROCESS AND PUBLIC INPUT
- ▶ PARKS AND RECREATION GOALS AND OBJECTIVES
- ▶ PARKS AND RECREATION ACTION PLAN



## COMMUNITY DESCRIPTION

### **INTRODUCTION**

The availability of diversified recreation facilities and programs is an important component in evaluating the quality of life in a community. Those communities that have recreation facilities and programs available for residents are often perceived to be the most desirable in which to live and work. This perception will continue to be reinforced in the future as the leisure time for individuals and families increases. In recognition of this trend and the traditional role played by local governments in meeting the recreation needs of their residents, this Parks and Recreation Plan has been developed to help Marine City provide for the recreation needs of its residents, both now and in the future.

The Parks and Recreation Plan must be submitted to the Michigan Department of Natural Resources (MDNR) to be eligible for new grant funding. The preparation of a recreation plan provides Marine City with an opportunity to consider the recreation needs of its residents. It also qualifies Marine City for possible State funding for expanding and/or improving the existing recreational areas within the City.

### **REGIONAL SETTING**

Marine City is located within southeastern Michigan, the most heavily populated region of the State, approximately 20 miles south of Port Huron and 50 miles northeast of Detroit. Situated at the confluence of the St. Clair and Belle rivers in southeastern St. Clair County, Marine City is one of a number of Michigan communities that are readily accessible by both land and water. The City is bordered by Cottrellville Township to the south and west, China and East China townships to the north and the St. Clair River to the east. Other nearby communities are the City of Algonac (roughly five miles to the south), the City of St. Clair (approximately six miles to the north), and Sombra, Ontario, Canada, which is directly across the St. Clair River from Marine City.

### **PARKS AND RECREATION PLAN: JURISDICTION AND PLAN FOCUS**

This 2018-2022 Parks and Recreation Plan covers all parks and recreation facilities and programs owned and operated by Marine City, spanning all of Marine City and serving both City residents and non-residents from neighboring townships.

Marine City has the responsibility to review and update the Parks and Recreation Plan every five years and to consider the conditions and trends affecting recreation. With each new update of the Marine City Parks and Recreation Plan comes an opportunity to proactively improve the quality of life for Marine City citizens.

### **DEMOGRAPHIC CHARACTERISTICS**

To analyze the types of recreation facilities and amenities that are needed within the City, it is important to have a thorough description of the community's demographic features. Differences in



demographic characteristics may indicate issues or areas in recreation planning; may identify strengths or assets that can be further developed; or may identify weaknesses or problems that need to be addressed.

### Population

The population of Marine City was 4,172 according to the 2015 U.S. Census Bureau's American Community Survey. Since the 2010 U.S. Census, the population has decreased by 1.8%, or 76 people. The current population is less than the 1990 U.S. Census population which was 4,556. The Southeast Michigan Council of Governments (SEMCOG) estimates the City's population will be 4,600 by 2040. This projection is a 10.3% increase from the current population.

Another important consideration in planning for future parks and recreation needs is the age of residents. The median age of Marine City's population is 43.4 years, older than the median age in 2010 (40.2 years) and 2000 (35.6 years). Almost half of the residents of Marine City are 45 years or older (47.6%). Since 2000 the population that is at least 45 years old has increased while the population of those under 45 years has decreased.

### Households

A household is defined as a person or group of people occupying a housing unit. The rate of increase in households is not equal to the rate of increase of housing units.

The average household in Marine City was 2.27 persons in 2015, a decrease from 2010 when it was 2.41 persons. Over the same time period the number of households increased from 1,765 to 1,837, an increase of 4.1%. Smaller household size has been a trend in Marine City going back to at least 1990. The trend of smaller households is not unique to Marine City as St. Clair County has seen a similar trend. SEMCOG forecasts that by 2040, both Marine City and St. Clair County will be made up of smaller households.

### Income

The median household income for Marine City was \$40,240 in 2015, which was lower than the median household income for St. Clair County of \$49,730. Out of the population of 4,172, a total of 606 people, or 14.5%, live below the poverty level. This number includes the 160 children under the age of 18 that live below the poverty level. Compared to St. Clair County, Marine City has a lower percentage of the population that lives below the poverty level and a lower number of children under the age of 18 living below the poverty level.

## NATURAL RESOURCES

The principal natural features of Marine City are the St. Clair River and the Belle River, which provide five miles of water frontage within the City limits. The St. Clair River is a significant international resource serving as the navigational link between Lake Huron and Lake St. Clair. The Belle River runs south from the northern City limits to a point just south of Chartier Avenue, where it joins with the St. Clair River. The St. Clair River runs from northeast to southwest forming the eastern boundary of the City.



# MARINE CITY MASTER PLAN

## Topography

Topography refers to the elevations, relief features, or surface conditions of a geographic area. The understanding of topography is critical for a number of reasons. In terms of environmental quality, agriculture, and hydrology, understanding the topography of a community enables a greater understanding of watershed boundaries, drainage characteristics, water movement, and impacts on water quality.

The topography of Marine City, as well as most of St. Clair County, is relatively flat. The highest elevation of Marine City is 590 feet above sea level. The shoreline along the Belle River and St. Clair River is approximately 580 feet above sea level. Other than at the shorelines, changes in topographic relief throughout the City are gradual and not readily apparent.

## Climate

Climate conditions in Marine City are typical of most Southeast Michigan communities. Average yearly precipitation is approximately 30 inches. The coldest month of the year is January, when temperatures average 31 F and the hottest month is July, when temperatures average 83 F.

# ADMINISTRATIVE STRUCTURE

## INTRODUCTION

The Marine City Commission has ultimate authority over development and management of parks and recreation within the City. Responsibility regarding policy matters and physical development is also shared with the Marine City Planning Commission, which acts as an advisory body.

On March 20, 1980, the City Commission enacted Ordinance 80-1, §1, part of which created the Department of Recreation and the position of Recreation Director. The basic powers and duties of the Department of Recreation and the Recreation Director are explained in Section 2-23 of the Marine City Code:

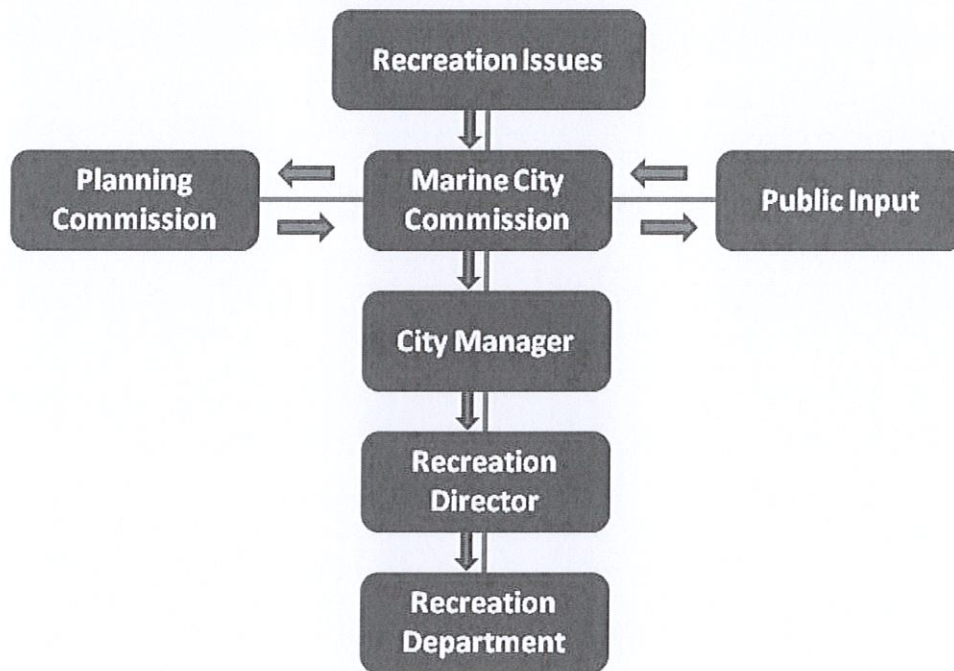
*"The Department of Recreation shall plan, promote, organize, and supervise a comprehensive municipal recreation program and administer the same in the interest of the entire community. This department shall constantly evaluate the recreational interests and needs of the community and be responsible for effective communication of the recreation program to the citizens of the City.*

*The Department of Recreation shall be headed by the recreation director who shall be responsible for all matters pertaining to the administrative and professional duties involved in planning, developing, and directing a recreation program, so that the community recreational needs, interests and facilities are continuously being met, maintained, and improved upon."*

The Recreation Director is responsible for all recreation programs including team sports, youth activities and adult cultural activities. The Recreation Director reports to the City Manager who in turn



**FIGURE 7-1: MARINE CITY RECREATION ADMINISTRATIVE STRUCTURE**



reports to the City Commission. The City Manager and Recreation Director are together responsible for ensuring that the recreation policies adopted by the City Commission are adhered to by the Recreation Department.

Recreation programs are financed through participation fees and a yearly budget appropriation. Park maintenance costs are also financed through appropriated budgets; however, park development costs are budgeted through general funds and grant programs.

## **Recreation Staff**

In addition to the Recreation Director, which is a part-time position, the Recreation Department employs part-time staff and volunteers on a program-to-program basis.

## **Recreation Budget**

Recreation Department expenditures for the years 2013 through 2017 are shown in the table below. The recreation budget for the current year is \$41,930. Funding for the Recreation Department comes from grant funds and City funds. See Tables 7-1 and 7-2.

### St. Clair County Parks and Recreation Millage

The St. Clair County Parks and Recreation Commission (PARC) has a countywide millage for parks and recreation in St. Clair County. PARC dedicates 75% of the millage revenues to parks and recreation facilities that serve a countywide audience. PARC distributes the remaining 25% of the County Parks



## MARINE CITY MASTER PLAN

**TABLE 7-1: MARINE CITY RECREATION EXPENDITURES, 2013-2017**

Expenditures	2013	2014	2015	2016	2017
Total	\$64,545	\$51,205	\$51,955	\$39,695	\$41,930

**TABLE 7-2: MARINE CITY PROJECTED PARKS AND RECREATION EXPENDITURES, 2017-2018**

Recreation	\$38,240
Parks/Beach	\$103,125

and Recreation Millage revenues to local units of government to enhance or expand local parks and recreation programs and facilities. Since 1994, the amount of money distributed to local communities has totaled more than \$12.6 million. This distribution has had a positive impact on the delivery of local parks and recreation services in every community in St. Clair County. The amount of local distribution is based on the number of residents living in each municipality or township. From 1994 to 2016, a total of \$361,872.51 has been distributed to Marine City for parks and recreation activities.

In order to receive these funds, communities must submit an annual report and show evidence of “maintenance of effort” to assure the funding is used to expand opportunities rather than to supplant existing local funding. In effect, local units of government must document that they have maintained their local financial support for parks and recreation services at a level equal to or greater than the amount they spent prior to the 1994 millage election.

### Donations

In November 2016, construction of the pavilion and restrooms at Mariner Park began. These amenities were gifted to the City by longtime resident and business owner Chafic Kadouh. A ribbon-cutting ceremony to mark completion of Mariner Park was held on July 10, 2017.

**TABLE 7-3: MARINE CITY MDNR GRANTS HISTORY**

Grant	Park	Details
26-01325 [1985] \$22,500	Waterworks Park	Develop seawall, walkway, lighting, benches, and pathways
TF98-110 [1998] \$15,400	Bridge to Bay Trail	Acquire .26 mile of abandoned CSX railroad right-of-way between DeGurse and Metropolis for Bridge to Bay Trail.
TF00-322 [2000] \$487,105	Krieg Riverfront Acquisition	Acquisition of 1/2 acre, including 151 ft of frontage on St. Clair River to extend Nautical Mile Riverwalk and park system
CM00-153 [2000] \$55,479	Bridge to Bay Trail	Construct multi-use path along .27-mile of abandoned CSX railroad right-of-way between West Blvd and Ward St.
TF10-163 [2010] \$37,500	City Beach Acquisition	Withdrawn



### Volunteers

From time to time, Marine City Recreation relies on volunteers to assist with special events, maintaining/cleaning parks, planting and gardening, and helping with recreation programs. The City has an "Adopt-A-Park" program that allows volunteers to give back to the community and keep the City beautiful. A volunteer application is available online at the City's website. Upon completion of the application, City officials will assess an applicant's interest and qualifications to determine if they are able to fulfill the volunteer request.

## RECREATION INVENTORY

### *MARINE CITY PARKS AND RECREATION FACILITIES*

There are numerous local recreation facilities in Marine City owned by the City, the East China School District and private entities.

#### City-Owned Recreation Facilities

In terms of local recreation facilities, Marine City has approximately 40.5 acres of developed recreational uses spread among 14 facilities. Ten of the City's recreation facilities consist of small parks located along the St. Clair River, from just north of Broadway down to Bridge Street. These facilities are: Marine City Beach, Mariner Park, Watchman Park, Broadway Park, Waterworks Park, Lighthouse Park/The Guy Center, Civic Women's Club River Park, Corwin M. Drake Memorial Park, St. Clair Park, and Nautical Mile Park. All of these sites are used primarily for passive recreation such as picnicking and riverfront viewing. Two other parks, the King Road Park and the Ward-Cottrell Park, both on the west side of the City, are used more for active recreation activities, such as softball and tennis. Heritage Square is located at 300 Broadway at the site of the historic City Hall building. There is also a neighborhood playground at the South Main/Washington Mini Park. The following pages include a profile of each park in Marine City.

#### Accessibility Evaluation

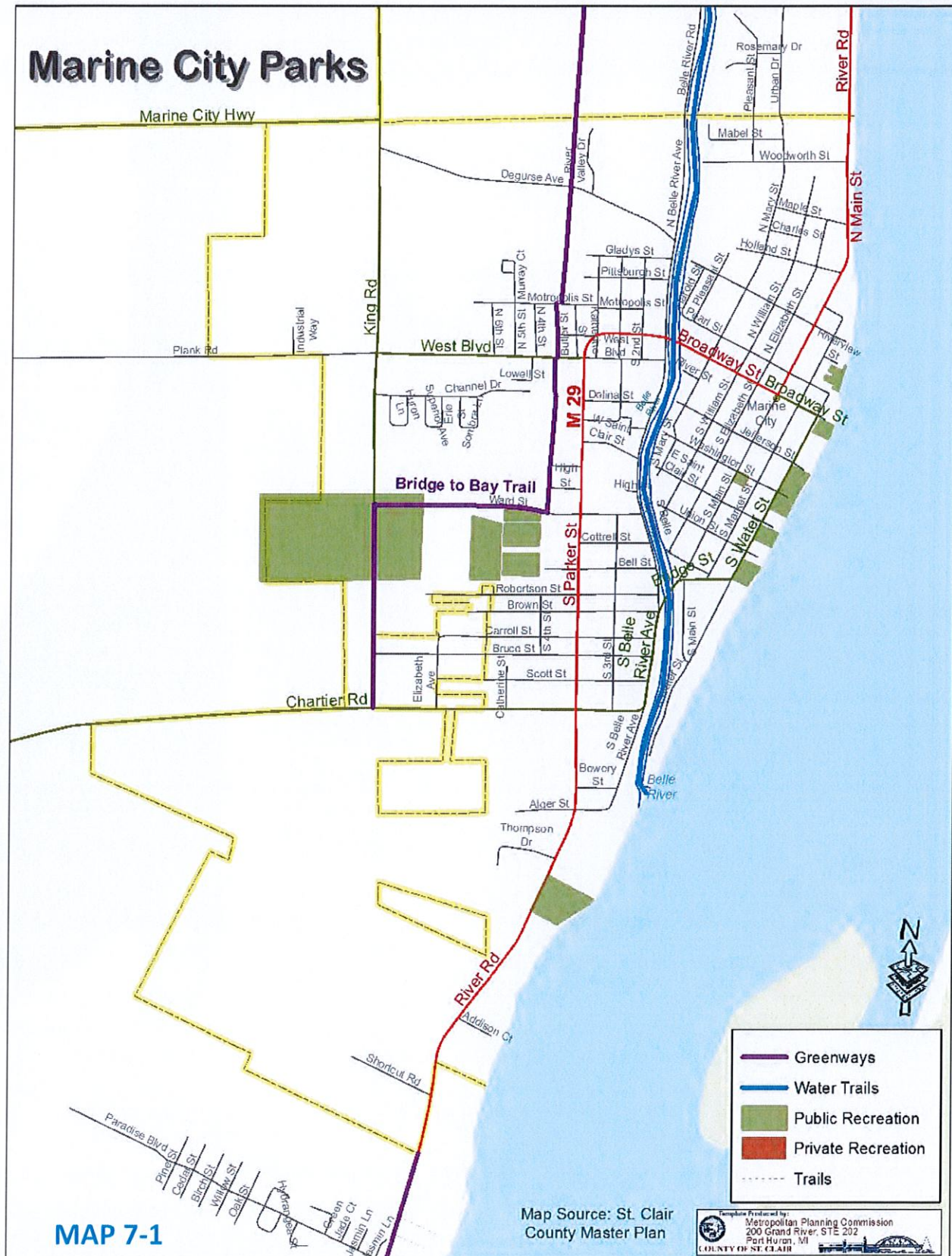
In accordance with the Michigan Department of Natural Resources (MDNR) Guidelines for Recreation Plans, an accessibility evaluation was completed for each park within the City. The evaluation was conducted by planners from the St. Clair County Metropolitan Planning Commission.

Each City facility was compared to the 2010 ADA Standards for Accessible Design and given a ranking from 1-5, where:

- 1=none of the site elements meet 2010 ADA Standards for Accessible Design
- 2=some site elements meet 2010 ADA Standards for Accessible Design
- 3=most site elements meet 2010 ADA Standards for Accessible Design
- 4=all site elements meet 2010 ADA Standards for Accessible Design, and
- 5=the facility meets the Principles of Universal Design



# MARINE CITY MASTER PLAN





# ***MARINE CITY BEACH***

***200 N. WATER STREET***



## **HIGHLIGHTS:**

- ▶ 1.2 ACRES
- ▶ SWIMMING BEACH
- ▶ ST. CLAIR RIVER ACCESS
- ▶ PLAYGROUND
- ▶ FISHING ACCESS
- ▶ PAVILION/RESTROOMS
- ▶ MOBI MAT
- ▶ PICNIC TABLES
- ▶ BBQ GRILLS
- ▶ FREIGHTER WATCHING



**ACCESSIBILITY RATING: 4**



## ***BROADWAY PARK***

***WATER STREET AT BROADWAY***



### **HIGHLIGHTS:**

- ▶ 0.75 ACRE
- ▶ ST. CLAIR RIVER ACCESS
- ▶ FISHING ACCESS
- ▶ BATTLESHIP DECK GUN DISPLAY
- ▶ SIGHTSEEING BENCHES
- ▶ PICNIC AREAS
- ▶ FREIGHTER WATCHING

**ACCESSIBILITY RATING: 4**



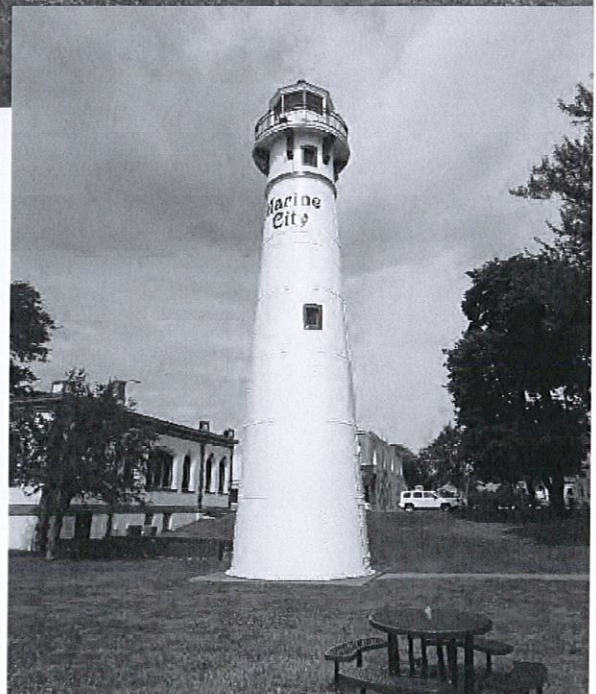
***LIGHTHOUSE PARK/THE GUY CENTER 303 S. WATER STREET***



**HIGHLIGHTS:**

- ▶ 1 ACRE
- ▶ PECHE ISLAND REAR RANGE LIGHTHOUSE
- ▶ THE GUY CENTER
- ▶ ST. CLAIR RIVER ACCESS
- ▶ FISHING ACCESS
- ▶ SAND VOLLEYBALL COURTS
- ▶ PICNIC TABLES
- ▶ LIGHTED WALKWAYS
- ▶ FREIGHTER WATCHING

**ACCESSIBILITY RATING: 3**





## ***CIVIC WOMEN'S CLUB RIVER PARK* WATER STREET**



### **HIGHLIGHTS:**

- ▶ 0.5 ACRE
- ▶ ST. CLAIR RIVER ACCESS
- ▶ FISHING ACCESS
- ▶ PICNIC AREA
- ▶ LIGHTED WALKWAY
- ▶ GARDENS AND TREES
- ▶ BENCHES
- ▶ DECORATED ARCHWAY
- ▶ FREIGHTER WATCHING

**ACCESSIBILITY RATING: 4**



## ***DRAKE MEMORIAL PARK***

***401 S. WATER STREET***



### **HIGHLIGHTS:**

- ▶ 0.75 ACRE
- ▶ ST. CLAIR RIVER ACCESS
- ▶ FISHING ACCESS
- ▶ WATERFRONT AMPHITHEATRE
- ▶ OUTDOOR CONCERTS
- ▶ ANTIQUE SHIP ANCHOR
- ▶ FREIGHTER WATCHING
- ▶ NEXT TO BLUE WATER FERRY DOCK

**ACCESSIBILITY RATING: 3**





## NAUTICAL MILE PARK

477 S. WATER STREET



### HIGHLIGHTS:

- ▶ 1.2 ACRES
- ▶ ST. CLAIR RIVER ACCESS
- ▶ FISHING ACCESS
- ▶ PICNIC AREAS
- ▶ FREIGHTER WATCHING

ACCESSIBILITY RATING: 4



## KING ROAD PARK

6370 KING ROAD



### HIGHLIGHTS:

- ▶ 27 ACRES
- ▶ PLAYGROUND
- ▶ BASEBALL/SOFTBALL FIELDS
- ▶ PAVILION/PICNIC AREAS
- ▶ BBQ GRILLS
- ▶ RESTROOMS
- ▶ BASKETBALL COURTS
- ▶ ICE SKATING RINK
- ▶ SLEDDING HILL
- ▶ CONCESSION STAND

ACCESSIBILITY RATING: 3





## **WARD COTTRELL PARK**

**601 WARD AVENUE**



### **HIGHLIGHTS:**

- ▶ 5.5 ACRES
- ▶ FOOTBALL FIELD
- ▶ BASEBALL/SOFTBALL FIELDS
- ▶ TENNIS COURTS
- ▶ PICNIC TABLES
- ▶ PLAYGROUND
- ▶ RESTROOMS
- ▶ CONCESSION AREA
- ▶ RUNNING TRACK

**ACCESSIBILITY RATING: 3**



# ***WATERWORKS PARK***

***WATER STREET AT JEFFERSON***



## **HIGHLIGHTS:**

- ▶ 1.63 ACRES
- ▶ VETERANS' MEMORIAL
- ▶ POLICE MEMORIAL
- ▶ MARINE CITY FIREMAN'S MEMORIAL
- ▶ ST. CLAIR RIVER ACCESS
- ▶ FISHING ACCESS
- ▶ PICNIC AREAS
- ▶ LIGHTED WALKWAYS
- ▶ FREIGHTER WATCHING

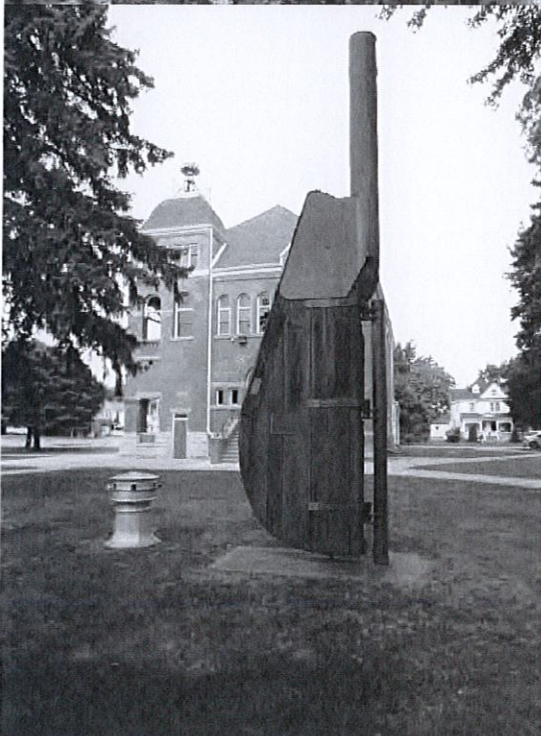
ACCESSIBILITY RATING: 3





## HERITAGE SQUARE

300 BROADWAY



### HIGHLIGHTS:

- ▶ 1.8 ACRES
- ▶ HISTORIC CITY HALL
- ▶ BANDSTAND
- ▶ WEDDINGS/GATHERINGS
- ▶ BENCHES
- ▶ BARRIER-FREE PATHWAYS

ACCESSIBILITY RATING: 3



## ***SOUTH MAIN/WASHINGTON MINI PARK***



### **HIGHLIGHTS:**

- ▶ 0.5 ACRE
- ▶ TOT LOT/PLAYGROUND
- ▶ PICNIC TABLE
- ▶ BENCHES
- ▶ BIKE RACK

**ACCESSIBILITY RATING: 2**

## ***WATCHMAN PARK***

***131 WATER STREET***

### **HIGHLIGHTS:**

- ▶ 0.5 ACRE
- ▶ GRASSY POCKET PARK
- ▶ PUBLIC ART
- ▶ FREIGHTER WATCHING
- ▶ FISHING ACCESS
- ▶ BENCH SEATING

**ACCESSIBILITY RATING: 1**





### **MARINER PARK**

**WATER STREET AT PEARL**

#### HIGHLIGHTS:

- ▶ 50'x30' PAVILION
- ▶ ACCESSIBLE RESTROOMS
- ▶ ST. CLAIR RIVER ACCESS
- ▶ FISHING ACCESS
- ▶ FREIGHTER WATCHING
- ▶ PICNIC TABLES
- ▶ BBQ GRILLS

ACCESSIBILITY RATING: 5



### **ST. CLAIR PARK**

**END OF ST. CLAIR STREET AT WATER**

#### HIGHLIGHTS:

- ▶ 0.5 ACRE
- ▶ ST. CLAIR RIVER ACCESS
- ▶ FISHING ACCESS
- ▶ BARRIER-FREE WALKWAY
- ▶ OUTDOOR WATER FAUCET
- ▶ FREIGHTER WATCHING
- ▶ RESTROOMS

ACCESSIBILITY RATING: 3





### School-Owned Recreational Facilities

Besides city-owned parks, the East China School District provides recreational facilities for students. These facilities are also available on a limited basis to Marine City residents. Many of the City's recreation programs utilize these school facilities. The Marine City Middle School/High School athletic complex, on Ward Street between King Road and Parker Street, offers facilities for area-wide recreation including an indoor pool, a gymnasium with a full basketball court, tennis courts and an outdoor running track.

### Washington Life Center

The St. Clair County Council on Aging operates the Washington Life Center, located at 403 Mary St. The facility moved from the Cherry Beach Center in Cottrellville Township into the vacant Washington Elementary School building in October 2009. The center has much more space than the Cherry Beach Center had, which allows the COA to offer expanded classes and activities for seniors.

### Other Recreational Facilities in Marine City

The Marine City Marina is a commercial transient boat dock and boat refueling facility located on the Belle River at 1105 S. Belle River near Scott Street.

There is a privately owned banquet center with outdoor picnic grounds on the east side of King Road, just south of Marine City High School. Both the hall and the picnic grounds are available to the general public on a rental basis.

The Lions Club International-Marine City owns and operates a hall and outdoor picnic grounds on the south side of Ward Street, just east of the Ward-Cottrell Park. Both the hall and the picnic grounds are available to the general public on a rental basis.





## **MARINE CITY RECREATION PROGRAMMING**

The Marine City Recreation Department offers a variety of recreation programming for citizens to enrich their lives, enhance their education, and stay active. Recreation programs include the following:

- ▶ Swimming Programs/Lessons
- ▶ Gymnastics Programs
- ▶ Creative Kids Preschool Program
- ▶ Adopt-A-Park Program
- ▶ Discounted Detroit Zoo Tickets
- ▶ Discounted Detroit Red Wings Tickets
- ▶ Consumer Education Seminars
- ▶ S.C.O.R.E. (St. Clair County Organized Recreation for Everyone)
- ▶ Pickleball
- ▶ Adult Fitness and Exercise Programs
- ▶ Co-Ed Volleyball
- ▶ Indoor Walking

### **Parks and Recreation Facilities in Neighboring Communities**

There are a number of parks and recreation facilities in the townships surrounding Marine City that provide additional opportunities for Marine City residents to get outside and utilize different amenities. Table 7-4 details the inventory of facilities in Cottrellville, China, and East China townships.

## **STATE AND REGIONAL RECREATION FACILITIES**

On a regional basis, Marine City has two state parks within a short driving distance. These parks are Algonac State Park, approximately 2.5 miles south of Marine City on the St. Clair River and Lakeport State Park, approximately 25 miles north of Marine City on Lake Huron. Two other nearby state-run recreation facilities are the St. Clair Flats Wildlife Management Area on Harsens Island and Dickinson Island and St. John's Marsh in Clay Township. These areas offer facilities for hunting, fishing, swimming, and (at the flats) general boating. Together, the St. Clair Flats, the St. Clair River and Lake St. Clair offer over 50 miles of shoreline area for private and public use and are the area's greatest natural resources. The state also operates the Port Huron State Game Area in Grant and Clyde townships to the north.

The state also operates eleven public boat launch sites in St. Clair County along the St. Clair River, the Black River, the Pine River and Lake St. Clair. The MDNR owns and operates a public boat launch facility in Marine City on the St. Clair River at 1171 S. Parker (M-29), just south of the St. Clair County Road Commission Gravel Dock. This 4.04-acre facility contains one boat launch ramp and short-term parking for approximately 70-80 automobiles with boat trailers.

Throughout Metropolitan Detroit, the Huron-Clinton Metropolitan Authority offers a series of thirteen "Metroparks." St. Clair County is not a member of the Authority. The closest of these Metroparks to Marine City is Lake St. Clair Metropark in Harrison Township in Macomb County. This park has a beach, two marinas, a boat launch ramp, a par three golf course, a miniature golf course, a swimming pool and splash pad, tennis and basketball courts, picnic areas, a baseball/softball area, a tot lot, a nature study



## PARKS & RECREATION PLAN 2018-2022

**TABLE 7-4: PARKS AND RECREATION FACILITIES IN NEIGHBORING COMMUNITIES**

### **COTTRELLVILLE TOWNSHIP**

Park	Acres	Amenities
Cottrellville Township Park	17	Playground, ballfields, soccer fields, basketball/volleyball courts, picnic areas, restrooms
Riverside Park	2.8	River access, fishing access

### **CHINA TOWNSHIP**

Park	Acres	Amenities
Indian Trail Road Site	62.0	Playground, ballfields, soccer fields, restrooms
Neiman Park	3.5	Playground, ballfields, soccer fields, basketball courts, picnic areas, community center, horseshoe pits, restrooms
King Road/Belle River Site	14.0	Playground, river access, fishing access, trails, picnic areas, fire pit, restrooms
Recor Road Site	5.3	Undeveloped

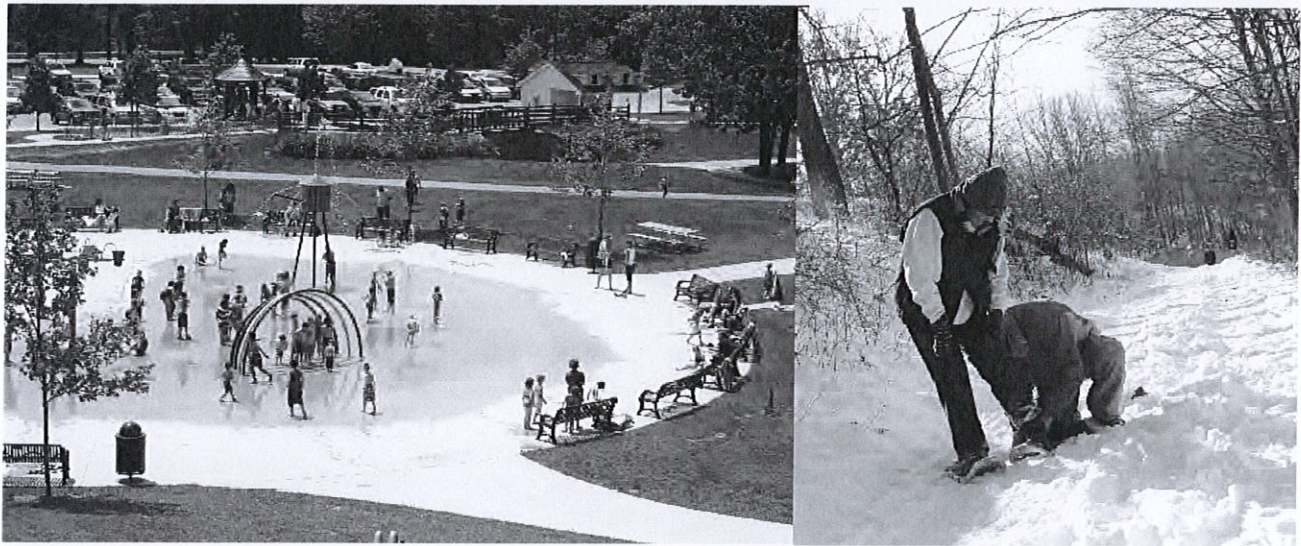
### **EAST CHINA TOWNSHIP**

Park	Acres	Amenities
East China Park	81.0	Playground, ballfields, soccer fields, basketball courts, river access, fishing access, ice skating/inline skating, trails, tennis courts, pickle ball courts, picnic areas, dog park, restrooms, pavilions, freighter watching
River Park	0.20	Playground, river access, fishing access, picnic areas
Manor Park	1.6	Playground
Springborn Park	0.2	River access, fishing access, picnic tables, ADA-accessible kayak launch
Township Hall Site	13.0	

area and activity center, a nature trail and a bicycle/non-motorized vehicle/pedestrian pathway. In the winter, the park has areas for ice fishing, ice skating, and cross-country skiing. In September, the park hosts an "in the water" boat and fishing show.



## MARINE CITY MASTER PLAN



### ***ST. CLAIR COUNTY PARKS AND RECREATION FACILITIES***

St. Clair County currently owns eight properties devoted to parks and recreation activities that total 1,010 acres. These are:

▶ Goodells County Park	366 acres
▶ Columbus County Park	411 acres
▶ Fort Gratiot County Park	30 acres
▶ Woodsong County Park	33 acres
▶ Fort Gratiot Light Station	5 acres
▶ Wetlands County Park	5 acres
▶ Marine City Dredge Cut Access	.34 acre
▶ Wadhams to Avoca Trail	160 acres (12 miles long)

#### **Goodells County Park**

Facilities at the park include the Visitors Center, two playgrounds, river and fishing access, a seasonal ice skating rink, trails, four picnic shelters, a community center, historic buildings, a BMX track, a radio-controlled model airplane airfield and truck track, a butterfly garden, five special events buildings, the "Splashpad," equestrian facilities, and areas for outdoor events.

The "Splashpad" has 11 spray features that include two water cannons, five dumping buckets, ground geysers, and a rainbow water tunnel. The "Splashpad" is open daily from 10:00 a.m. to 8:00 p.m. and admission is free. In February 2006, the County received a Facility Design Award from the Michigan Recreation and Parks Association (MRPA) for the Goodells County Park Splashpad. This award recognized the Splashpad as the first water play facility in the state that uses and recycles water that is supplied by a well rather than a municipal water system.

The Historic Village at Goodells County Park contains the Lynn Township Schoolhouse (1885), and the C.C. Peck and Company bank (1908). Visitors will also see the Columbus Bible Church (1860), the Murphy/Ryan farmhouse (1872) and the Mudge Log Cabin (1863). The latest addition to the Historic







## MARINE CITY MASTER PLAN



Village is the Columbus Bible Church. The Church was moved to the park and restored, complete with its twelve-foot tall windows and spectacular bell tower.

### **Columbus County Park**

Through five separate transactions, the St. Clair County Parks and Recreation Commission (PARC) owns 411 acres of property in Columbus Township. PARC used a \$65,800 Michigan Natural Resources Trust Fund (MNRTF) grant in 2016, to secure the final 26 acres. In 2007, PARC used a \$1.4 million MNRTF grant to secure 291 acres for the park.

Phase 1 construction at Columbus County Park was completed in early 2010. Phase 1 included constructing the main entrance on Bauman Road, a park roadway, a 100-car parking lot, erosion control and drainage improvements, underground utilities, a water well and development of a lighted sledding hill.

Other facilities at the park include mountain biking trails, walking trails, horse trails, fishing access, and permit-only hunting. The Belle River runs through the park, totaling 1.6 miles of frontage. A historic gambrel roof barn is located at Columbus County Park near Bauman Road and is used for maintenance and storage. The barn was restored by Columbus Township.

Construction of an energy efficient park Lodge with modern restroom facilities, a picnic pavilion, offices and storage rooms was completed in 2012. Activities at the park include picnics, weddings, educational programs, and meetings.

### **Fort Gratiot County Park**

Fort Gratiot County Park is located in the northeast part of St. Clair County, just off M-25 on Metcalf Road. This 30-acre park offers breathtaking views of Lake Huron and 852 feet of shoreline and beach. It also includes picnic areas, restrooms, a children's playground, and paved walking trails.

Fort Gratiot County Park is also home to the 1971 Tunnel Explosion Memorial which commemorates the construction accident that took the lives of 22 men working on the water intake tunnel located beneath the park. The 1971 Water Tunnel Explosion committee raised funds for the memorial which



was erected in 2007. The Michigan Historic Commission dedicated a State Historical Marker at the site to mark the 40th anniversary of the tragedy.

Other improvements at the park include ADA-accessible restrooms and a playscape in 2007, as well as an overflow parking area in 2008. In early 2009, two picnic pavilions were completed and additional sections of boardwalk were installed on the beach.

### **Woodsong County Park**

On December 30, 2008, St. Clair County purchased the 33-acre Camp Woodsong site from the Michigan Waterways Council of the Girl Scouts of America. The property is located off of Abbottsford Road, at the east end of Rynn Road, in Clyde Township. St. Clair County purchased the property for \$400,000 using a Michigan Natural Resources Trust Fund grant. The western half of the property features existing buildings that include a garage, pavilion, two vault toilets and group camping areas. The eastern half of the property has scenic, steep slopes that travel down to 2,800 feet of Black River shoreline. The site also has a rustic parking lot, and an ADA trail and kayak launch on the Black River is planned for the future.

### **Fort Gratiot Light Station**

The Fort Gratiot Light Station is the oldest lighthouse in Michigan. As the shipping needs on the Great Lakes increased in the 1820's, so did the need for a navigational aid at the mouth of the St. Clair River. In August of 1825 the first lighthouse in Michigan was built at Port Huron. The original tower was located near the base of the present day second span of the Blue Water Bridge. It was 32 feet high above ground level, 18 feet in diameter at the base, and tapered to nine feet across at the top.

The Coast Guard maintained the Fort Gratiot Light Station from the 1930's until they moved next door into the new station that was built in 2004. The property was officially transferred to St. Clair County in 2010. Restoration of the lighthouse was completed in 2013, and other property repairs and additions have been made using Michigan Coastal Zone Management Grant funding. The restoration of the tower was made possible by the "Save America's Treasures" grant program and a match from the City of Port Huron. The tower reopened for tours in the summer of 2012. The Port Huron Museum serves as a partner in leading tours of the site, programming, and private reservations. Friends of the Fort Gratiot Light Station raise funds for building restoration projects and provides volunteers.

### **Blue Water River Walk and Wetlands County Park**

The Blue Water River Walk is almost one mile long and runs along the St. Clair River shoreline immediately south of the mouth of the Black River in Port Huron. It is less than a mile downriver from the Blue Water Bridge to Sarnia and the southern end of Lake Huron. Owned by the Community Foundation of St. Clair County, the Blue Water River Walk is open to the public year-round. The river walk features an observation deck, a pedestrian trail, an outdoor classroom, shoreline and habitat restoration, a fishing pier and public art.

The St. Clair County Parks and Recreation Commission purchased 4.85 acres of land using two MNRTF grants and received a \$1,039,500 grant from the National Fish and Wildlife Foundation to develop a 2.75-acre wetland on the very southern end of the river walk.



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### **Pine River Nature Center**

The St. Clair County Regional Educational Service Agency's Pine River Nature Center is an educational facility whose mission is to promote the awareness, understanding and stewardship of the Blue Water Area's natural and cultural heritage. The center provides programs for local schools to enhance their science and mathematics curricula with outdoor-based field studies correlated with the Michigan Curriculum Framework and offers outdoor recreation and environmental education opportunities for area residents.

The Pine River Nature Center opened to the public in the May of 2003. The Nature Center sits on 111 acres of property, with over 4,800 feet of the Pine River meandering through it. Since opening, over 21,900 students from around St. Clair County have visited the center for programs. Activities and events at the center include the following:

- ▶ Opportunities to hike over two miles of trails (open daily from dawn to dark).
- ▶ Browse the indoor displays and live animals.
- ▶ Read about nature or do research in the library.
- ▶ Attend public programs, including star gazing parties and nature walks.
- ▶ Volunteer to help with special events and school programs.
- ▶ Adopt-a-Trail.
- ▶ Visit the universally-accessible (ADA) tree house.

### **GREENWAYS AND TRAILS**

Greenways are corridors of land recognized for their ability to connect people and places together. According to the EPA, greenways promote outdoor recreation, catalyze economic development, increase adjacent property values, celebrate historical and cultural assets, promote conservation and environmental education and improve quality of life. Greenways have multiple purposes, but from a recreation perspective they have two major functions:

1. To link and facilitate hiking and biking access between residential areas and parks.
2. To provide opportunities for the linear forms of outdoor recreation (i.e. hiking, jogging, bicycling, equestrian riding, and walking) in which many St. Clair County residents engage today. These recreation activities require the development of trails along the greenways.

There are two primary trail systems within St. Clair County: the Wadhams to Avoca Trail and the Bridge to Bay Trail.

#### **Wadhams to Avoca Trail**

In 1999, St. Clair County PARC purchased the surface rights to 9.82 miles (100 acres) of right-of-way from CSX Railroad and began developing it as the Wadhams to Avoca Trail. In 2001 and 2004, PARC purchased two additional properties totaling 17.65 acres adjacent to the trail north of Imlay City Road for a trailhead and parking. In 2003, PARC purchased the surface rights to an additional two and a half miles of CSX Railroad right-of-way totaling 17.66 acres from Wadhams Road to Griswold Road. The trail is over 12.4 miles long and contains 160 acres. To date, the 640-foot Mill Creek Trestle has been decked and railed for pedestrians and bike riders. Three acres of land southeast of the Trestle was purchased to create a horse crossing at Mill Creek.





At the south end of the trail in Kimball Township, over five miles of trail have been paved starting at McLain Road running southeast to Griswold Road. The paved section of the trail passes through a developing residential area and is heavily used by residents.

In a joint effort with the St. Clair County Road Commission, a hybrid pedestrian signal was installed in 2010 where the trail crosses Wadhams Road. It was the first time this type of signal has been used for a trail crossing in Michigan. The signal prompts flashing lights to stop traffic when a pedestrian wishes to cross the road.

Designated parking areas are located at the Wadhams Road, Imlay City Road, Lapeer Road and Avoca Road trailheads. The non-motorized trail is open to walkers, bicyclists and equestrians.

### **Bridge to Bay Trail**

The St. Clair County Parks and Recreation Commission is working in conjunction with 13 local units of government to develop a 54-mile paved trail from Lakeport State Park to New Baltimore. St. Clair County helps to plan and promote the trail while each local unit of government is responsible for constructing their section of the trail. Even though PARC plays an instrumental coordinating role in the development of the Bridge to Bay Trail, the property that makes up that trail is owned by various municipalities and townships. Most trail construction projects are funded by grants. PARC usually helps to fund the local match required for trail construction grants.

The Bridge to Bay Trail extends from St. Clair County's northern border; under the Blue Water Bridge; through Port Huron, Marysville, St. Clair, Marine City, and Algonac; and past state and municipal parks, museums, gazebos, and lighthouses. Sometimes the trail is within reach of the water's edge and sometimes a few miles inland. It connects communities together for walkers, joggers, strollers, and bicyclists of all ages. The trail varies from a ten-foot wide separated paved pathway in the right of way along a road, or a five-foot wide dedicated bike lane.

The trail can potentially link to the Wadhams to Avoca Trail within St. Clair County, the Discover Michigan Trail, the Macomb Orchard Trail, and the St. Clair Parkway Trail in Lambton, Ontario, Canada via ferry. As of 2017, roughly 25 miles of the 54-mile Bridge to Bay Trail is complete.



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Funding for the Bridge to Bay Trail comes from the St. Clair County Parks and Recreation Millage, local government funds, and grants. Grant money for the trail has been provided by the United States government through federal transportation grants, and by the Michigan Department of Transportation (MDOT), the Michigan Department of Natural Resources (MDNR), and the Michigan Natural Resources Trust Fund (MNRTF).

### ***THE BLUEWAYS OF ST. CLAIR***

One of the goals included in St. Clair County's 2007-2011 Master Recreation Plan was to explore developing a system of water trails in St. Clair County. The St. Clair County Metropolitan Planning Commission (MPC), in partnership with PARC, applied for and was granted a Michigan Coastal Zone Management Grant to create a 'Blueways vision' website for the shoreline of St. Clair County.

Research began in 2009 to find all the public access points along waterways in the County. Next, public input was gathered for popular paddling routes and put-ins. The website was built up with paddling routes, access pictures, information on restaurants, motels, museums and other points of interest. One will find information on the major rivers in the County, including the Black River, Belle River, Pine River, Lake Huron, St. Clair River, and the St. Clair River delta, which is the largest freshwater delta in North America.

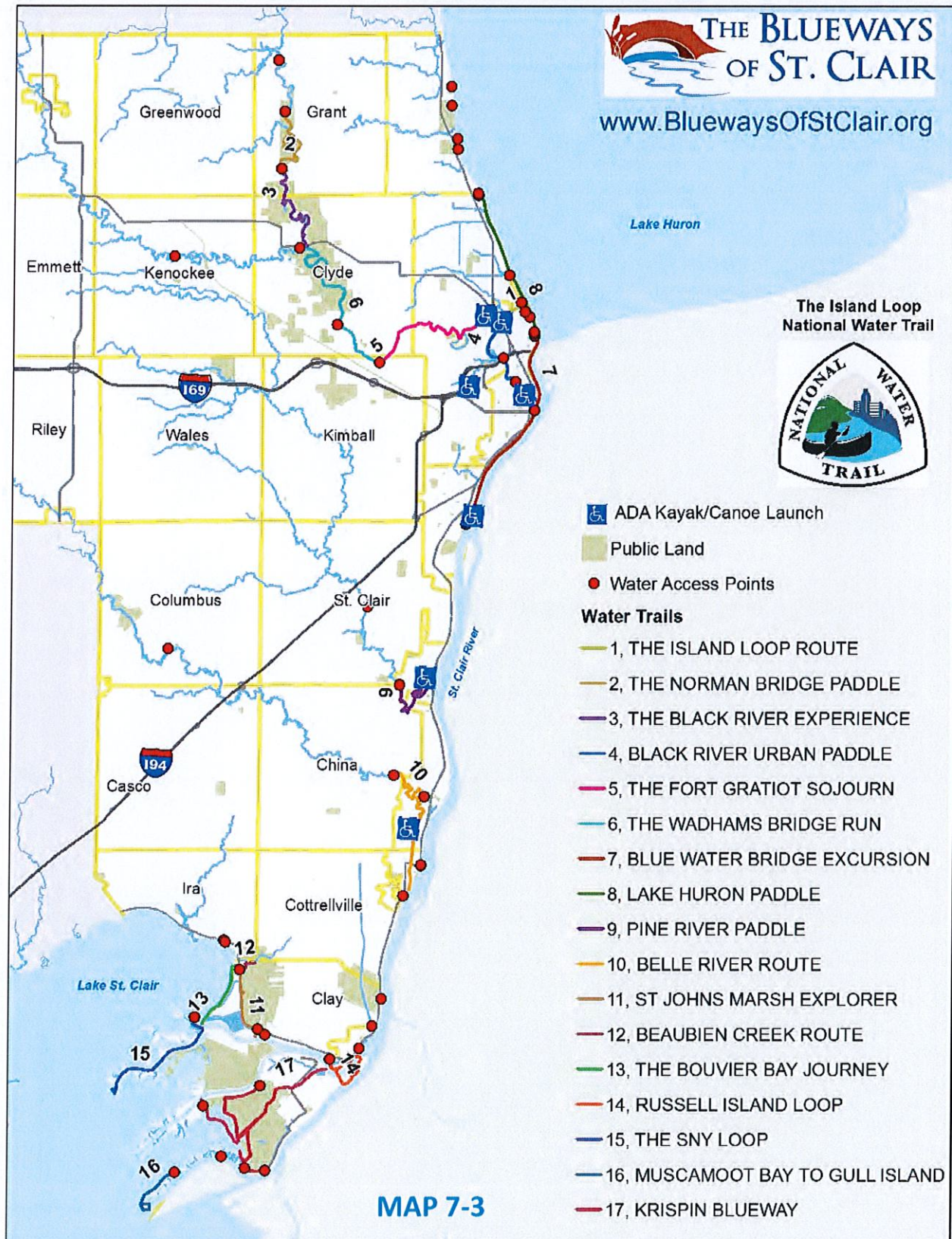
The Blueways website lists 17 different paddling routes, totaling 151 miles, in nine unique bodies of water and lots of valuable information related to paddling and shoreline recreation. The website is very dynamic, with driving directions between favorite points, aerial imagery maps, weather report links, and a "Birds Along the Blueway" section for birding enthusiasts. Check out St. Clair County's Blueways website at [www.BluewaysOfStClair.org](http://www.BluewaysOfStClair.org).

### **Island Loop National Water Trail**

The 10.2-mile Island Loop National Water Trail was the first national water trail to be designated in Michigan and the 14th in the United States. The trail makes a loop from the Black River, to the Black









## MARINE CITY MASTER PLAN

River Canal, to Lake Huron, into the St. Clair River and back to the Black River. It also passes the oldest lighthouse in Michigan, the Thomas Edison Museum, the Huron Lightship Museum, and the Acheson Maritime Center. It also navigates between the United States and Canada for 2.5 miles and meanders through Fort Gratiot Township, Port Huron Township, and the City of Port Huron.

## PLANNING PROCESS AND PUBLIC INPUT

### *THE PLANNING PROCESS*

The success of any planning process is reliant upon stakeholder involvement. Marine City has committed itself to pursue a proactive public outreach effort throughout the development of this plan. Efforts focused on soliciting community involvement to maximize awareness of the recreation planning process.

#### **2018-2022 Parks and Recreation Plan Development**

The process that led to the development of this five-year Parks and Recreation Plan included:

- ▶ A decision by the Marine City Commission to update both the City's Master Plan and the Parks and Recreation Plan into a combined document.
- ▶ Contracting the services of the St. Clair County Metropolitan Planning Commission to manage the project and complete the update.
- ▶ A review of existing planning documents by the St. Clair County Metropolitan Planning Commission.
- ▶ Two online leadership surveys distributed to members of the Marine City Commission, Planning Commission, and other key stakeholders in City administration.
- ▶ A public visioning workshop held on July 19, 2016 held at the Washington Life Center to focus on the comprehensive Master Plan update.
- ▶ A brainstorming session on future land use in the City at the April 10, 2017 Planning Commission meeting.
- ▶ A public visioning workshop held on April 24, 2017 at the Marine City Fire Hall focused on parks and recreation in Marine City.
- ▶ Drafting of the combined Master Plan/Parks and Recreation Plan.
- ▶ Review of the combined Master Plan/Parks and Recreation Plan document by the Planning Commission and the Marine City Commission.
- ▶ A 63-day public review and comment period that began on October 27, 2017 and ended on December 29, 2017. The 63-day public review and comment period is statutorily required by Public Act 33 of 2008 (Michigan Planning Enabling Act) and included the 30-day review period required by the Michigan Department of Natural Resources for the review and comment on parks and recreation plans.
- ▶ A public hearing held on February 8, 2018 to receive additional citizen comments.
- ▶ Adoption of the Parks and Recreation Plan by the Marine City Planning Commission at its January 8, 2018 meeting.
- ▶ Adoption of the Parks and Recreation Plan by the Marine City Commission at its January 18, 2018 meeting.



## PARKS & RECREATION PLAN 2018-2022



- ▶ Transmission of the 2018-2022 Parks and Recreation Plan to the Michigan Department of Natural Resources (MDNR).
- ▶ Transmission of the combined Master Plan/Parks and Recreation Plan to the Southeast Michigan Council of Governments (SEMCOG) and the St. Clair County Metropolitan Planning Commission.

### OVERVIEW OF PUBLIC INPUT

Public input was essential for the development of the combined Master Plan/Parks and Recreation Plan for Marine City. The City hosted two public visioning workshops to provide residents and business owners with opportunities to brainstorm with their fellow citizens on the type of community they envision Marine City to be in the future.

#### Local Leadership Survey

At the start of this planning process in 2016, members of the City Commission, Planning Commission, City Administration, and other members of City boards and commissions were given an online survey to establish a framework on the key planning issues related to the update of the City's Master Plan. In early 2017, these stakeholders were once again given an online survey focused specifically on parks and recreation issues in Marine City. A summary of input from the leadership surveys can be found below.

#### Summary of input on parks and recreation issues from June 2016 Leadership Survey

- ▶ Marine City's waterfront location and access to the St. Clair and Belle Rivers are important assets for the community.
- ▶ The community needs more interactive public attractions, such as tall ship visits, public art exhibits, and pickleball tournaments.
- ▶ The City needs to provide residents with the ability to register and pay for recreation programs online.



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- ▶ Improvements are needed within the City's recreational programming.
- ▶ I would like to see more playgrounds.
- ▶ The City is not leveraging its waterfront to its full potential.
- ▶ The waterfront needs boardwalk improvements.
- ▶ Improve the downtown park where teenagers gather and play. We need a gathering place for teens.
- ▶ The City needs more recreation opportunities for both kids and senior citizens.
- ▶ The City should explore the potential for a skate park.
- ▶ Make improvements to the beach, such as a splash pad, playground equipment, a handicapped-accessible kayak launch, a handicapped-accessible beach mat from the sidewalk to the water's edge, and aesthetic landscaping.
- ▶ We need to continue to take pride in our recreational assets and roads.
- ▶ The City needs more promotion and public awareness that Marine City is designated as a "Trail Town."

### Summary of input on parks and recreation issues from April 2017 Leadership Survey

- ▶ City leadership is generally satisfied with the recreational programs offered by the City and feel that the City should explore offering additional programming.
- ▶ The City needs benches and places to sit when visiting parks or taking kids to the playground.
- ▶ City parks are well-maintained and there is an adequate amount of parkland in Marine City.
- ▶ The City should explore adding amenities to the beach.
- ▶ There is a need for more parking at waterfront parks.
- ▶ Explore ways to increase handicapped-accessibility at City parks.
- ▶ The waterfront parks offer a spectacular view of the St. Clair River and passing ships.
- ▶ The playgrounds in the parks are fun and well-maintained.
- ▶ The trail system in Marine City is well-maintained and used frequently; it is internationally linked to Canada and connects to the Bridge to Bay Trail. Marine City has been awarded the title of being a "Trail Town" because of its land and water trails.
- ▶ The City needs lifeguards at the beach.
- ▶ There is a lack of restroom facilities downtown.
- ▶ The Recreation Department does not have their own community center. It would be nice to have a regional community building for the City and townships to share.
- ▶ The City needs to make sure teens and seniors have sufficient areas and activities available.

### **Public Visioning Workshop #1: July 19, 2016 - Washington Life Center**

A Master Plan visioning workshop was held on July 19, 2016 at the Washington Life Center. A total of 28 people attended the workshop. During the meeting, attendees were split up into groups to have smaller discussions on a variety of brainstorming questions. Relevant parks and recreation input included:

### What do you love about living in Marine City?

- ▶ Freighters
- ▶ People
- ▶ Theaters/Entertainment
- ▶ Beaches and Parks



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- ▶ Waterfront
- ▶ International crossing
- ▶ Boating/Kayaking
- ▶ Boardwalk within a downtown district
- ▶ Walkable community
- ▶ Small town feel

### What are the most important issues the parks and recreation plan should address?

- ▶ The City needs a transient dock/marina facility
- ▶ Bicycling/Walkability
- ▶ Kayaking
- ▶ Refocus recreation
- ▶ We need park development plans - develop what we have
- ▶ Need more senior-friendly amenities - ADA, activities, access
- ▶ Splash pad
- ▶ Lack of camping facilities and vacation tourism
- ▶ Waterfront access for canoeing and kayaking
- ▶ Trail towns working with businesses
- ▶ Get schools and recreation department together for kids

### Imagine it is 25 years from now and you are flying over Marine City. Describe what you see:

- ▶ Pedestrian-friendly
- ▶ Our parks are full
- ▶ Community vegetable farm
- ▶ Fully accessible waterways
- ▶ Airboat/ferry
- ▶ More transportation/ride sharing/bike rental
- ▶ Safety paths/bike trails



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- ▶ Transient boat wells
- ▶ People walking around and enjoying the community
- ▶ A summer creative arts center
- ▶ A harbor/deep water port with international connections
- ▶ Challenge courses/Recreation camping (outdoor connections)
- ▶ Ice arena
- ▶ Green areas for socializing
- ▶ Indoor recreation complex
- ▶ Water park for adults
- ▶ Recreational vehicle (RV) park
- ▶ Outdoor learning environment

### Public Visioning Workshop #2: April 24, 2017 - Marine City Fire Hall

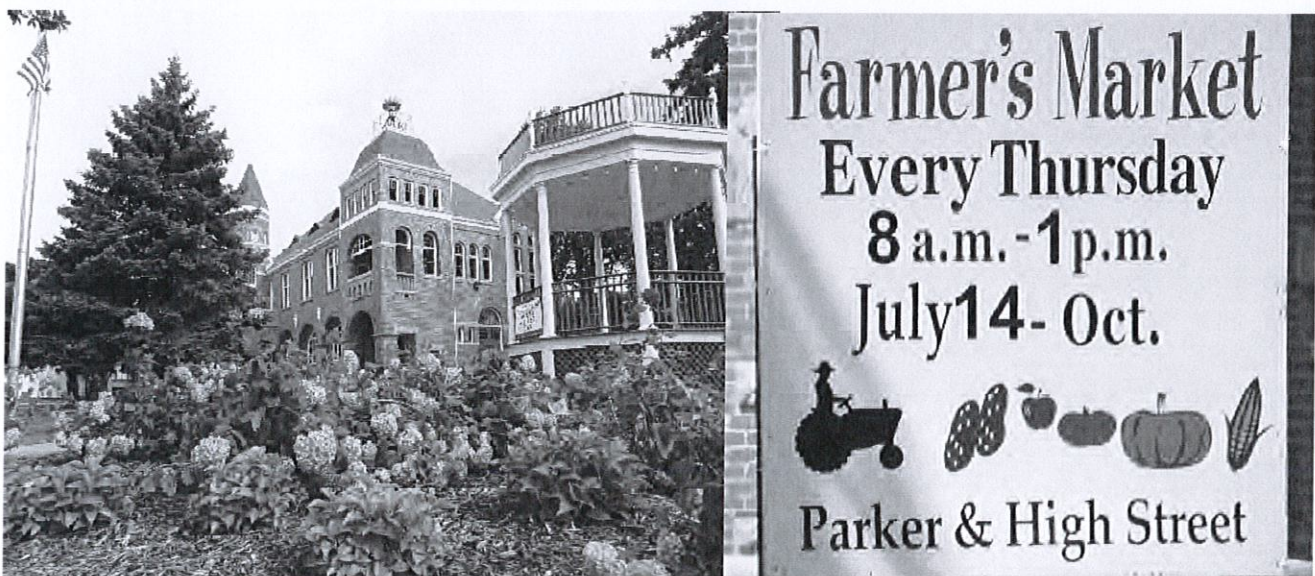
A parks and recreation visioning workshop was held on April 24, 2017 at the Marine City Fire Hall. A total of 16 people attended the workshop. During this workshop, attendees were presented with a series of discussion topics and questions to garner input on parks and recreation in Marine City. Input from this open discussion included:

#### Trail Towns:

- ▶ Facility by bridge closest to downtown where kayakers can tie off
- ▶ Road endings are an opportunity to create water access points
- ▶ Kayak launch at the north end of the beach
- ▶ Need kayak access on Belle River as the St. Clair River is not for beginners
- ▶ Lacking signage, specifically wayfinding signs pointing out downtown
- ▶ Bridge Street - kayak launch on Belle River

#### Waterfront Parks:

- ▶ Walkway around Marine City beach
- ▶ Open area behind beach is a possibility for tent only camping





## PARKS & RECREATION PLAN 2018-2022

- ▶ Designate a specific area in parks for memorials
- ▶ Update park inventory
- ▶ Dock along St. Clair River for tall ships, etc.
- ▶ Broadway, Drake, Nautical Parks have outside plugs for charging devices
- ▶ Add more parking - explore angled parking instead of parallel parking

### Interior Parks:

- ▶ *Safe Routes to School* is addressing safe pedestrian access to King Road Park
- ▶ Need a dog park
- ▶ Paved parking and camping in King Road Park
- ▶ Explore possibility to acquire Washington Life Center park
- ▶ Leasing Washington Life Center for playground or other opportunities
  - Building under utilized
  - Professional Assessment of the building and space
- ▶ Walkway around King Road Park, shade, Basketball courts re-done, lighting for ice rink
- ▶ Paved driveways
- ▶ Staffing issues may arise if a splash pad is installed
- ▶ More toddler ideas at Tot Lot
- ▶ Community Garden
- ▶ Add a swimming pool or splash pad
- ▶ Opportunities for pocket parks

### Recreation Programming:

- ▶ Limited funding can be problematic
- ▶ More teen programs (14-17 year old) and more for young professionals
- ▶ Programming for young couples with toddlers
- ▶ Opportunity for an Ambassador Program to train young people
- ▶ Shuffleboard
- ▶ If staffing is sufficient, more bus trips
- ▶ Wi-Fi in parks/Charging stations
- ▶ Three parks have power and availability to charge
- ▶ Programs are constantly evolving based on attendance
- ▶ Recently opened a preschool
- ▶ The problem is lack of staffing
- ▶ Slow Roll bicycle events and/or walking clubs with neighboring communities

### Kids/Youth:

- ▶ More opportunities for young couples with toddlers
- ▶ Age appropriate programming
- ▶ Splash pad
- ▶ Tot Lot
- ▶ Water play
- ▶ Refrigerated ice rink
- ▶ Playgroups at parks



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- ▶ Kindergarten to 2nd grade snug bugs
- ▶ K-2nd grade theater classes, arts and culture

### Aging Population/Elderly:

- ▶ Washington Life Center has extensive programming
- ▶ Senior pool program
- ▶ Physical therapy, recreational therapy
- ▶ Knights of Columbus does bingo
- ▶ Card party at church
- ▶ Nutrition and transportation

### Parks as a Showcase of the Community to Draw in Residents:

- ▶ Best assets – parks and rivers
- ▶ Having a downtown
- ▶ Economic aspect of trails – utilize more
- ▶ Partner with restaurants/businesses for bike racks/charging stations/fix-it stations
- ▶ Signage/advertising
- ▶ Partnership with Algonac State Park
  - Transportation to and from Algonac State Park
- ▶ Freighter watching
- ▶ Grant money for kiosk at Lighthouse Park or an application specific to Marine City
- ▶ Partner with other organizations
- ▶ Don't forget other parts of town besides downtown

### Other Ideas for the Future:

- ▶ Marina
- ▶ Parking structure
- ▶ Water park
- ▶ Something for parents as well as kids
- ▶ Regional recreation center with amenities - gym and pool
- ▶ Dock on the St. Clair River
- ▶ Fishing pier
- ▶ BMX bicycle track at King Road Park
- ▶ Zip line
- ▶ Tours of lighthouse



## **PLANNING IMPLICATIONS**

### ***KEY ISSUES RELATED TO PARKS AND RECREATION IN MARINE CITY***

In the coming years, there are a number of trends in Marine City that will have important implications for recreation planning, including:

#### **Aging Population**

The first issue is that Marine City will continue to be the home for an increasingly aging population. The median age of City residents is 43.4 years and more than half (55%) of the population is at least 40 years old.

The aging of the “baby boom” generation is changing the age structure of communities across the state of Michigan. Those born during the baby boom of 1946 to 1964 created a bulge of persons in their forties and fifties. In the 2010 Census, the largest age group was persons aged 45 to 54. As the largest age cohort moves into their fifties and sixties in the next decade and their seventies and eighties in the following decade, there will be a significant increase in the already large elderly population.

As more and more residents retire, there will be an increased number of older residents with the time and income to spend on leisure. This is true for a number of reasons. More people are living longer, more people are retiring earlier, and retirees are more active in lifestyle than ever before.

#### **“Brain Drain”**

There are very few 20 to 24 year olds in Marine City and St. Clair County. This information suggests that few persons this age stay after high school graduation. The loss of young adults in the State of Michigan has been well-documented in recent years. According to the 2015 American Community Survey, there were 179 residents (4.3%) between the ages of 20 to 24. The exodus of young adults is continuing in the present decade. This loss of college-aged young adults and college graduates has been nicknamed the “brain drain.”

#### **Recreational Opportunities for Youth**

According to the 2015 American Community Survey, the greatest percentage of the City’s population, 31.8%, is within the 45 to 64 age group. The next largest percentage of the population, 29%, is under 24 years of age and 11.5% are under 10 years old, which suggests that, in addition to providing more services for the elderly within the community, Marine City may also need to target more recreational opportunities toward young children and teenagers.

#### **Economic Development and Placemaking**

Quality of life can be defined in many ways; however, most definitions are likely to include parks and recreation opportunities as a major component. On a global scale, there are no great communities that do not have great parks and recreation amenities. In today’s world, economic development efforts start with being able to market a high quality of life. Companies now look beyond simple infrastructure



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concerns when deciding where to locate. They look for areas that offer recreational, cultural, and entertainment amenities – all things that factor into a high quality of life. Companies go where talented individuals are located. Talented individuals choose where they live based on quality of life issues.

The term “placemaking” can mean many different things. When it comes to community planning, it often means simply creating better community spaces. By creating more functional, interesting places, shops and businesses can thrive, jobs can be created and sustained, and the already high quality of life in Marine City will increase. Recreation plays a huge role in effective placemaking, because people want to live in places that have options for recreation, options for entertainment, and other options for how they spend their time.

Downtown Marine City has experienced a great deal of placemaking success over the past five years. The establishment of three theaters and a variety of retail shops, bars, and restaurants has transformed downtown Marine City into a thriving center of activity. These economic development efforts have been bolstered by the fact that Marine City’s downtown waterfront is lined with a number of beautiful riverfront parks.

### ***FACILITIES COMPARISON TO NATIONAL RECREATION STANDARDS***

The existing recreation facilities were compared against the guidelines set by the National Recreation and Parks Association (NRPA) to determine if the existing facilities are adequate to meet the needs of residents in comparison to national standards. Table 7-5 identifies the NRPA guideline for each facility type, the recommended number of facilities and the existing number of facilities, and the surplus or deficiency.



## PARKS & RECREATION PLAN 2018-2022

**TABLE 7-5: PARKLAND ACREAGE AND FACILITY ANALYSIS**

Park/Activity	Standard	Population (2010)	Population (2040)	Recommended Size/ 2010 Population	Recommended Size/ 2040 Population	Existing Acreage/ Facilities
Community Park	5-8 acres per 1,000 people	4,248	4,600	21 - 33 acres	23 - 36 acres	41
Neighborhood Park	1-2 acres per 1,000 people	4,248	4,600	4 - 8 acres	4 - 9 acres	41
Children's Play Lot	1 lot per 3,000 people	4,248	4,600	1 lot	1 lot	4 lots
Basketball Court	1 court per 10,000 people	4,248	4,600	1 court	1 court	1 court
Softball/Baseball Diamond	1 diamond per 5,000 people	4,248	4,600	1 diamond	1 diamond	4 diamonds
Running Track	1 track per 20,000 people	4,248	4,600	1 track	1 track	1 track (school)
Swimming Pool	1 pool per 20,000 people	4,248	4,600	1 pool	1 pool	1 pool (school)
Nature Trails	1 trail per 20,000 people	4,248	4,600	1 trail	1 trail	1 trail
Tennis Court	1 court per 2,000 people	4,248	4,600	2 courts	2 courts	2 courts
Soccer Field	1 field per 10,000 people	4,248	4,600	1 field	1 field	-
Ice Rink	1 rink per 100,000 people	4,248	4,600	1 rink	1 rink	1 rink
Volleyball	1 court per 5,000 people	4,248	4,600	1 court	1 court	1 court

Source: Lancaster, R.A., Ed. *Recreation, Park and Open Space Standards and Guidelines*. Alexandria, VA: NRPA, 1983; Mertes, J.D. and J.R. Hall. *Park, Recreation, Open Space and Greenway Guidelines*. Alexandria, VA: NRPA, 1995.

## RECREATION GOALS AND STRATEGIC ACTIONS

### **RECREATION GOALS AND STRATEGIC ACTIONS**

Marine City's Parks and Recreation Plan is a blueprint for the future, guiding recreation investment and improvements in the community for the next five to ten years. Below is a summary of the goals and strategic actions for the future of parks and recreation in Marine City. For each goal, the community identified specific strategic actions to help achieve the goal.



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### **Provide parks and recreation opportunities and amenities for citizens of all ages and abilities.**

- ▶ Anticipate the needs of children, senior citizens, and young professionals and plan recreation facilities accordingly.
- ▶ Explore opportunities to increase barrier free accessibility at all City-owned parks and recreation facilities to ensure ADA-compliance.
- ▶ Consider offering age-specific programming based on the changing demographics of the community.
- ▶ Regularly engage citizens of all ages, abilities and backgrounds to garner input on future parks and recreation amenities and activities.
- ▶ Work to increase and maintain public access to the St. Clair River and the Belle River.
- ▶ Attract children and young families into Marine City with quality recreational experiences

2

### **Promote Marine City as a waterfront “Trail Town” that offers experiences other communities cannot.**

- ▶ Capitalize on Marine City’s unique waterfront location along an international border with Canada.
- ▶ Increase access and infrastructure for hike/bike trails, canoeing and kayaking, boating, swimming, camping, and other outdoor activities.
- ▶ Strengthen the connection between parks and recreation and economic development to enhance all placemaking efforts.
- ▶ Explore opportunities for developing a marina/transient docking in Marine City.
- ▶ Implement a robust wayfinding system in the downtown and make connections between land and water trails, the downtown, and neighborhoods.
- ▶ Continue to hold signature community events and festivals.
- ▶ Work with community partners to establish, promote, and grow a “Michigan Stage Festival” in Marine City.

3

### **Ensure Marine City has adequate financial resources for parks and recreation facilities and programs.**

- ▶ Develop long-term funding plans for the most effective use of St. Clair County Parks and Recreation Millage funds.
- ▶ Aggressively pursue public and private grants and donations.
- ▶ Encourage cooperation amongst communities regarding the joint use of existing and future recreation facilities.



## 4

### **Deliver outstanding recreation programming and quality public services to all stakeholders.**

- ▶ Continue to offer programming that enriches citizen's lives by providing social activity, physical activity, educational enhancement, and leisure enjoyment.
- ▶ Identify new programs that appeal specifically to kids, young professionals, and the elderly population. Offer programs that cover each of those age cohorts.
- ▶ Stay abreast of national and state recreation trends to learn about new programs and how people are recreating.
- ▶ Monitor and adjust program offerings to reflect changing recreation preferences.
- ▶ Identify potential partnerships to offer new programs.
- ▶ Encourage cooperation with the East China School District in providing school facility usage for community recreation programs.

## 5

### **Develop existing park facilities with features and amenities that bring citizens and visitors back on a regular basis.**

- ▶ Explore active recreation options for King Road Park, such as a BMX bicycle track, a disc golf course, a dog park, and other in-demand amenities.
- ▶ Develop ADA-accessible walkways and trails to enhance connectivity.
- ▶ Ensure parks and facilities are well-maintained and safe at all times.
- ▶ Develop a long-term plan for developing camping facilities at an appropriate location.
- ▶ Explore adding new amenities to Marine City Beach.
- ▶ Identify a potential location to develop a Splash Pad.
- ▶ Ensure adequate parking is available for park patrons.
- ▶ Improve and maintain park infrastructure. Replace high maintenance items with more sustainable, low maintenance items.
- ▶ Add benches in appropriate locations throughout City parks.
- ▶ Explore offering free Wi-Fi and charging stations in City parks.

## 6

### **Support the continued development and utilization of an interconnected system of land and water trails in Marine City and beyond.**

- ▶ Support the continued development of the Bridge to Bay Trail.
- ▶ Explore opportunities and partnerships to add new connector trails to existing bike trails and water trails.
- ▶ Ensure compliance with the Americans with Disabilities (ADA) along all trail routes.
- ▶ Continue utilizing Safe Routes to School funding for implementation of trail extensions in appropriate areas.
- ▶ Develop a local Complete Streets policy to consider multi-modal aspects of future road projects.
- ▶ Promote walking as a means of transportation and highlight alternatives to vehicle transportation.
- ▶ Improve walkability and mobility throughout the community.



# 7

### **Expand the range of recreation facilities available to residents.**

- ▶ Develop a long-term plan to utilize the Guy Center as a community center for people of all ages.
- ▶ Explore the feasibility of acquiring the large tract of property between DeGurse and Gladys Street for development of a municipal park.
- ▶ Provide neighborhood level pocket parks to meet the needs of neighborhoods citywide.
- ▶ Evaluate and meet the need of recreation facilities in relationship to the specific growth of individual programs or changing community interests.
- ▶ Explore opportunities to transform waterfront street ends into parks or access points.

## **ACTION PLAN: CAPITAL IMPROVEMENTS**

### ***INTRODUCTION***

Through public input, planning analysis, and input from City officials, the planning goals and strategic actions identified earlier in this Action Plan established a framework for capital improvements at park and trail facilities and enhancements to recreation programming intended to bolster the quality of life for residents.

Strategic actions that require significant capital investment have been organized into a Capital Improvement Program. The timing of these projects will be driven by, changed by, or eliminated depending on the City's fiscal situation, regional economic conditions, and available funding.

### ***FUNDING SOURCES***

**DON:** Donation

**MDNR:** Michigan Department of Natural Resources and Environment

**GF:** General Fund

**HPTC:** Historic Preservation Tax Credits

**LWCF:** Land & Water Conservation Fund

**MDOT:** Michigan Department of Transportation

**MNRTF:** Michigan Natural Resources Trust Fund

**PARC:** St. Clair County Parks and Recreation Millage Distribution

**SHPO:** Michigan State Historic Preservation Office

**TAP:** Transportation Alternatives Program (MDOT & SEMCOG)



## PARKS & RECREATION PLAN 2018-2022

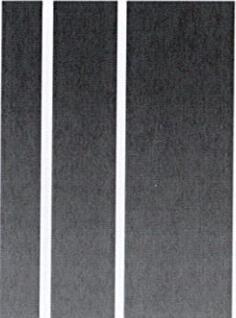
**TABLE 7-6: PARKS AND RECREATION CAPITAL IMPROVEMENTS**

Project	Estimated Cost	Potential Funding
Downtown Riverwalk Construction - Phase II	\$381,000	MDNR, TAP, GF, PARC
Downtown Riverwalk Construction - Phase III	\$370,000	MDNR, TAP, GF, PARC
Nautical Mile Park Expansion	\$365,000	MDNR, LWCF, GF, PARC
Bicycle Path Construction	\$550,000	MDNR, TAP, GF, PARC
300 Broadway Restoration Project	\$2,500,000	MDNR, SHPO, GF, DON, HPTC
Splash Pad Construction	\$450,000	MDNR, LWCF, GF, DON, PARC
King Road Park Utility Improvements and Lighting	\$100,000	MDNR, GF, PARC
Marine City Beach Improvements and Lighting	\$21,000	MDNR, MDEQ, LWCF, GF, PARC
King Road Park Parking Lot Paving	\$150,000	MDNR, GF, PARC
King Road Park Bike Racks, Cement Pads & Playground Improvements	\$30,000	MDNR, TAP, GF, PARC
Peche Island Rear Range Lighthouse - Interior Repairs and Painting	\$50,000	MDNR, MDEQ, GF, PARC
Public/Private partnership or acquisition of property for transient boat dockage	\$500,000	MDNR, MDEQ, GF, PARC, Donation
Strategic acquisition of property for potential development of municipal park	TBD	MDNR, GF, PARC, Donation



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# **APPENDIX**

## **PARKS AND RECREATION PLAN DOCUMENTATION**





## COMMUNITY PARK, RECREATION, OPEN SPACE, AND GREENWAY PLAN CERTIFICATION CHECKLIST

By Authority of Parts 19, 703 and 716 of Act 451, P.A. 1994, as amended, submission of this  
information is required for eligibility to apply for grants

**INSTRUCTIONS:** Complete, obtain certification signatures and submit this checklist with a locally adopted recreation plan.

All recreation plans are required to meet the content and local approval standards listed in this checklist and as outlined in the *Guidelines for the Development of Community Park, Recreation, Open Space and Greenway Plans* provided by the Michigan Department of Natural Resources (DNR). Plans must be submitted to the DNR **with** a completed checklist that has been signed by an authorized official(s) of the local unit of government(s) submitting the plan. Plans may be submitted at any time of the year, but no later than March 1 of the year the local unit of government is applying for grants.

### PLAN INFORMATION

Name of Plan:

2018-2022 Marine City Master Plan and Parks & Recreation Plan

List the community names (including school districts) that are covered under the plan and have passed a resolution adopting the plan.

County

Month and year plan adopted by the community's governing body

City of Marine City

St. Clair

January 2018

### PLAN CONTENT

**INSTRUCTIONS:** Please check each box to certify that the listed information is included in the final plan.

☒ **1. COMMUNITY DESCRIPTION**

☒ **2. ADMINISTRATIVE STRUCTURE**

- ☒ Roles of Commission(s) or Advisory Board(s)
- ☒ Department, Authority and/or Staff Description and Organizational Chart
- ☒ Annual and Projected Budgets for Operations, Maintenance, Capital Improvements and Recreation Programming
- ☒ Current Funding Sources
- ☒ Role of Volunteers
- ☒ Relationship(s) with School Districts, Other Public Agencies or Private Organizations

**Regional Authorities or Trailway Commissions Only:**

- ☐ Description of the Relationship between the Authority or Commission and the Recreation Departments of Participating Communities
- ☐ Articles of Incorporation

☒ **3. RECREATION INVENTORY**

- ☒ Description of Methods Used to Conduct the Inventory
- ☒ Inventory of all Community Owned Parks and Recreation Facilities
- ☒ Location Maps (site development plans recommended but not required)
- ☒ Accessibility Assessment
- ☒ Status Report for all Grant-Assisted Parks and Recreation Facilities
- ☒ Waterways Inventory (if applicable)

☐ **4. RESOURCE INVENTORY (OPTIONAL)**

☒ **5. DESCRIPTION OF THE PLANNING PROCESS**



☒ **6. DESCRIPTION OF THE PUBLIC INPUT PROCESS**

- ☒ Description of the Method(s) Used to Solicit Public Input Before or During Preparation of the Plan, Including a Copy of the Survey or Meeting Agenda and a Summary of the Responses Received
- ☒ Copy of the Notice of the Availability of the Draft Plan for Public Review and Comment

Date of the Notice October 25, 2017

Type of Notice Public Notice

Plan Location City Offices

Duration of Draft Plan Public Review Period (Must be at Least 30 Days) 63 days

- ☒ Copy of the Notice for the Public Meeting Held after the One Month Public Review Period and Before the Plan's Adoption by the Governing Body(ies)

Date of Notice December 11, 2017

Name of Newspaper Times Herald

Date of Meeting January 8, 2018

- ☐ Copy of the Minutes from the Public Meeting

☒ **7. GOALS AND OBJECTIVES**

☒ **8. ACTION PROGRAM**

☒ **9. POST-COMPLETION SELF-CERTIFICATION REPORT(S)**

**PLAN ADOPTION DOCUMENTATION**

**APPROVAL DOCUMENTATION:** For multi-jurisdictional plans, **each** local unit of government must pass a resolution adopting the plan. Prepare and attach a separate page for each unit of government included in the plan.

- ☒ 1. Official resolution of adoption by the governing body dated: January 18, 2018
- ☒ 2. Official resolution of the Marine City Planning Commission Commission or Board, recommending adoption of the plan by the governing body, dated: January 8, 2018
- ☒ 3. Copy of letter transmitting adopted plan to County Planning Agency dated: February 12, 2018
- ☒ 4. Copy of letter transmitting adopted plan to Regional Planning Agency dated: February 12, 2018

**OVERALL CERTIFICATION**

**NOTE:** For multi-jurisdictional plans, Overall Certification must include the signature of each local unit of government. Prepare and attach a separate signature page for each unit of government included in the plan.

I hereby certify that the recreation plan for

City of Marine City  
(Local Unit of Government)

above and as set forth by the DNR.

includes the required content, as indicated

Kurt W. Barton  
Authorized Official for the Local Unit of Government

2-12-2018  
Date

**This completed checklist must be uploaded in MiRecGrants.**



**PUBLIC NOTICE**

**CITY OF MARINE CITY  
63-DAY REVIEW PERIOD FOR  
2018-2022  
MARINE CITY MASTER PLAN  
AND  
PARKS AND RECREATION PLAN**

Notice is hereby given to any and all interested parties that the 2018-2022 Marine City Master Plan and Parks and Recreation Plan will be available for public review and comment for 63 days beginning October 27, 2017 at the Marine City offices Monday through Thursday from 8:00 a.m. to 6:00 p.m. The City offices are located at 303 S. Water Street, Marine City, MI 48039. A copy of the plan is also available on the Marine City website at <http://cityofmarinecity.org/>.

In combination with the City's Master Plan, the Marine City Planning Commission is preparing a five-year Parks and Recreation Plan in accordance with Michigan Department of Natural Resources guidelines. When completed, the plan will serve as a guide for the acquisition and development of parks and recreation facilities over the next five (5) years.

All interested parties may submit comments in person or in writing to Elaine Leven, City Manager, 303 S. Water Street, Marine City, MI 48039. Please contact Elaine Leven at 810-755-8846 with questions or comments.

Kristen Baxter  
City Clerk

Posted: October 25, 2017



# **CITY OF MARINE CITY NOTICE OF PUBLIC HEARING**

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Notice is hereby given that the Marine City Planning Commission will conduct a Public Hearing on January 8, 2018 at 7:00 PM in the Fire Hall, 200 South Parker Street, Marine City, Michigan, to receive public comment regarding:

**2018-2022  
Marine City Master Plan  
and  
Parks and Recreation Plan**

Written comments are encouraged, and will be received in the City Offices, 303 South Water Street, Marine City, Michigan, until the close of business on January 8, 2018.

Kristen Baxter  
City Clerk  
December 11, 2018



**CITY OF MARINE CITY  
ST. CLAIR COUNTY, MICHIGAN  
RESOLUTION NO. 004-2018**

**RESOLUTION FOR ADOPTING A PLAN AND PLAN AMENDMENT**

**MARINE CITY PARKS AND RECREATION PLAN**

At a regular meeting of the Planning Commission of the City of Marine City, Michigan, held at the Marine City Fire Hall located at 200 S. Parker Street, Marine City, Michigan, on the 8<sup>th</sup> day of January, 2018 at 7:00 pm.

**PRESENT:** Beutell, Bryson, Jenken, Moran, Ross, Simpson

**ABSENT:** Allan

**WHEREAS**, the Marine City Planning Commission has undertaken a planning process to determine the recreation and natural resource conservation needs and desires of its residents during a five year period covering the years 2018 through 2022, and

**WHEREAS**, the Marine City Planning Commission began the process of developing a community recreation and natural resource conservation plan in accordance with the most recent guidelines developed by the Department of Natural Resources and made available to local communities, and

**WHEREAS**, residents of the City of Marine City were provided with a well-advertised opportunity during the development of the draft plan to express opinions, ask questions, and discuss all aspects of the recreation and natural resource conservation plan, and

**WHEREAS**, the public was given a well-advertised opportunity and reasonable accommodations to review the final draft plan for a period of at least 30 days, and

**WHEREAS**, a Public Hearing was held on January 8, 2018 at 200 South Parker Street to provide an opportunity for all residents of the planning area to express opinions, ask questions, and discuss all aspects of the Marine City Parks and Recreation Plan, and

**WHEREAS**, the Marine City Planning Commission has developed the plan as a guideline for improving recreation and enhancing natural resource conservation for the City of Marine City, and

**WHEREAS**, after the Public Hearing, the Marine City Planning Commission voted to adopt said Marine City Parks and Recreation Plan.



**NOW, THEREFORE BE IT RESOLVED**, after the Public Hearing, the Marine City Planning Commission voted to adopt the Marine City Parks and Recreation Plan.

The following preamble and resolution were offered by Commissioner Simpson, and supported by Commissioner Beutell.

**AYES:** Beutell, Bryson, Jenken, Moran, Ross, Simpson

**NAYS:** None

**RESOLUTION DECLARED ADOPTED**

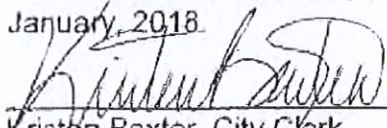
STATE OF MICHIGAN )

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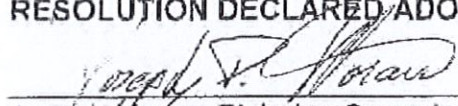
CITY OF MARINE CITY )

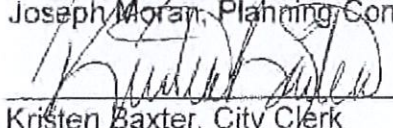
I, the undersigned, the duly qualified and acting City Clerk of the City of Marine City, State of Michigan do hereby certify that the foregoing is a true and completed copy of a Resolution adopted by the Planning Commission of Marine City, at a regular meeting thereof held on the 8<sup>th</sup> day of January, 2018, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this 8<sup>th</sup> day of January, 2018.

  
\_\_\_\_\_  
Kristen Baxter, City Clerk

**RESOLUTION DECLARED ADOPTED**

  
\_\_\_\_\_  
Joseph Moran, Planning Commission Chairperson

  
\_\_\_\_\_  
Kristen Baxter, City Clerk



**CITY OF MARINE CITY  
ST. CLAIR COUNTY, MICHIGAN  
RESOLUTION NO. 005-2018**

**RESOLUTION FOR ADOPTING A PLAN AND PLAN AMENDMENT**

**MARINE CITY PARKS AND RECREATION PLAN**

At a regular meeting of the City Commission of the City of Marine City, Michigan, held at the Marine City Fire Hall located at 200 S. Parker Street, Marine City, Michigan, on the 18<sup>th</sup> day of January, 2018 at 7:00 pm.

**PRESENT:** Vandenbossche, Avery, Hendrick, Klaassen, Simpson, Turner

**ABSENT:** Leplay

**WHEREAS**, the Marine City Planning Commission has undertaken a planning process to determine the recreation and natural resource conservation needs and desires of its residents during a five year period covering the years 2018 through 2022, and

**WHEREAS**, the Marine City Planning Commission began the process of developing a community recreation and natural resource conservation plan in accordance with the most recent guidelines developed by the Department of Natural Resources and made available to local communities, and

**WHEREAS**, residents of the City of Marine City were provided with a well-advertised opportunity during the development of the draft plan to express opinions, ask questions, and discuss all aspects of the recreation and natural resource conservation plan, and

**WHEREAS**, the public was given a well-advertised opportunity and reasonable accommodations to review the final draft plan for a period of at least 30 days, and

**WHEREAS**, a Public Hearing was held on January 8, 2018 at 200 South Parker Street to provide an opportunity for all residents of the planning area to express opinions, ask questions, and discuss all aspects of the Marine City Parks and Recreation Plan, and

**WHEREAS**, the Marine City Planning Commission has developed the plan as a guideline for improving recreation and enhancing natural resource conservation for the City of Marine City, and

**WHEREAS**, after the Public Hearing, the Marine City Planning Commission voted to adopt said Marine City Parks and Recreation Plan.



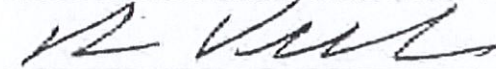
**NOW, THEREFORE BE IT RESOLVED,** after the Public Hearing and Resolution of adoption by the Planning Commission, the Marine City Commission voted to adopt the Marine City Parks and Recreation Plan.

The following preamble and resolution were offered by Commissioner Simpson, and supported by Commissioner Klaassen.

**AYES:** Vandenbossche, Avery, Hendrick, Klaassen, Simpson, Turner

**NAYS:** None

**RESOLUTION DECLARED ADOPTED**



Dave Vandenbossche, Mayor

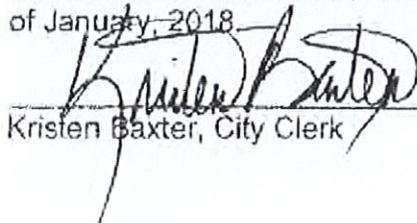
STATE OF MICHIGAN     )

ss.

CITY OF MARINE CITY    )

I, the undersigned, the duly qualified and acting City Clerk of the City of Marine City, State of Michigan do hereby certify that the foregoing is a true and completed copy of a Resolution adopted by the City Commission of Marine City, at a regular meeting thereof held on the 18<sup>th</sup> day of January, 2018, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this 18<sup>th</sup> day of January, 2018.



Kristen Baxter, City Clerk



**City of Marine City  
Planning Commission Meeting  
January 8, 2018**

A regular meeting of the Marine City Planning Commission was held on Monday, January 8, 2018, in the Fire Hall, 200 South Parker Street, Marine City, Michigan, and was called to order by Chairperson Moran at 7:01pm.

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

Prior to the start of the meeting, Commissioner Ross was sworn into office.

**Present:** Chairperson Joseph Moran; Commissioners William Beutell, Jacob Bryson, Keith Jenken & Brian Ross; City Commissioner David Simpson; City Manager Elaine Leven; Deputy Clerk Elizabeth McDonald

**Absent:** Commissioner Graham Allan; Building Official Susan Wilburn

**Also in Attendance:** Dave Struck, St. Clair County Metropolitan Planning Commission

**Communications**

Received:

- Michigan Economic Development Corporation

Motion by City Commissioner Simpson, seconded by Commissioner Beutell, to receive and file the Communication. All Ayes. Motion Carried.

**Public Comment**

None.

**Approve Agenda**



Motion by City Commissioner Simpson, seconded by Commissioner Beutell, to approve the agenda, as presented. All Ayes. Motion Carried.

### **Approve Minutes**

Motion by City Commissioner Simpson, seconded by Commissioner Jenken, to approve the December 11, 2017 meeting minutes of the Planning Commission, as presented. All Ayes. Motion Carried.

### **Unfinished Business**

None.

### **New Business**

#### ***Public Hearing - 2018-2022 Marine City Master Plan & Parks and Recreation Plan***

Chairperson Moran opened the Public Hearing at 7:05pm.

Dave Struck, St. Clair County Metropolitan Planning Commission (MPC), addressed the Board and discussed the following:

- The Marine City Master Plan & Parks and Recreation Plan were being combined in order to streamline the plans and get them on the same cycle.
- The draft Parks and Recreation Plan allowed for more grant opportunities.
- The MPC conducted two local leadership surveys and two Community Visioning Sessions, one in July 2016 and again in 2017.
- The City met the State requirement of a sixty-three day public review period, which started October 27, 2017.
- The Master Plan serves as a long term vision for the community, a policy document, and a risk management document.
- The draft Master Plan had updated demographics, maps, data, and had the opportunity to be Redevelopment Ready.

Chairperson Moran questioned whether moving forward with making the Master Plan Redevelopment Ready would require an additional Public Hearing.



Dave Struck stated that existing information in the Master Plan would be elaborated on and a second Public Hearing was optional, but not mandated. If the Board adopted the Master Plan and then made amendments, the City would be required to send notifications and conduct a Public Hearing. He then discussed the following:

- March 1<sup>st</sup> was the deadline for the Parks and Recreation Plan to be submitted and considered for Michigan Department of Natural Resources (MDNR) grants, which had a deadline of April 1<sup>st</sup> for project submittals.
- The Parks and Recreation Plan could be adopted and submitted separately from the Marine City Master Plan and the two Plans could be considered as one document.

Chairperson Moran closed the Public Hearing at 7:18pm.

City Manager Leven questioned whether a formal resolution was needed to adopt the Parks and Recreation Plan.

Dave Struck responded that a resolution was needed and the City Commission had final approval.

City Manager Leven responded to the received Master Plan communications and stated the following:

- Marine City would forward the recommendation of adding additional bus routes in the area to the Blue Water Area Transportation Commission.
- The River Rec Teen Zone plan was moving forward, which would create more youth programs.
- The Community Foundation of St. Clair County offered scholarships and other opportunities of which the City could promote.
- Marine City would forward the recommendation of St. Clair County Community College (SC4) adding a second campus or trade school within the area to the community college itself.
- On Page 7-22, under "Other State Facilities", language to be added to clarify that MDNR owns and operates a public boat launch in Marine City.
- On Page 7-23, Table 7-3, remove freighter watching from the Cottrellville Township Park amenities and mirror the language they use in their Parks and Recreation Plan.
- Marine City would forward the recommendation to add a local chapter of the YMCA to organization.

The Board discussed the following recommended changes to the Master Plan:



- On Page 2-26, Police Service, streamline and refresh the paragraphs – specifically remove the cost of the facilities. The K-9 unit could be added as well as other recent additions.
- Page 2-25, Government/Institutional, remove any mention of the Knights of Columbus.

The Board then discussed the possibility of making the Master Plan Redevelopment Ready, which would be done by updating the headers and making them goal statements, as well as adding an implementation matrix.

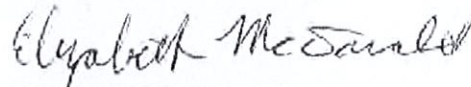
City Manager Leven recommended that the Board make the minor modifications to the Master Plan and work on the Redevelopment Ready portions at a later date. The City was still officially engaged and eligible for grants through the Michigan Economic Development Corporation (MEDC). At this time, City Manager Leven read the resolution language for adopting the Parks and Recreation Plan.

Motion by City Commissioner Simpson, seconded by Commissioner Jenken, to approve the Resolution to adopt the Parks and Recreation Plan as read at the January 8, 2018 Planning Commission meeting, and forward to the City Commission. All Ayes. Motion Carried.

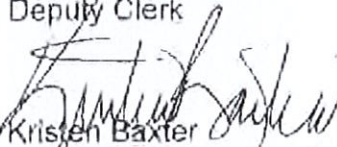
### Adjournment

Motion by City Commissioner Simpson, seconded by Commissioner Beutell, to adjourn at 7:54pm. All Ayes. Motion Carried.

Respectfully submitted,



Elizabeth McDonald  
Deputy Clerk



Kristen Baxter  
City Clerk



**City of Marine City  
City Commission  
January 18, 2018**

A regular meeting of the Marine City Commission was held on Thursday, January 18, 2018 in the Fire Hall, 200 South Parker Street, Marine City, Michigan, and was called to order by Mayor Vandebossche at 7:00 pm.

After a prayer by Reverend Rooney, the Pledge of Allegiance was led by Mayor Vandebossche.

**Present:** Mayor Dave Vandebossche; Commissioners Terrance Avery, Elizabeth Hendrick, William Klaassen, David Simpson, James Turner; City Manager Elaine Leven; City Clerk Kristen Baxter

**Absent:** Rebecca Lepley

Motion by Commissioner Turner, seconded by Commissioner Simpson, to excuse Commissioner Lepley from the meeting. All Ayes. Motion Carried.

**Also In Attendance:** City Attorney Robert Davis

**Communications**

Received:

- TIFA Meeting Minutes – October 17, 2017
- Zoning Board of Appeals Meeting Minutes – December 6, 2017
- Planning Commission Meeting Minutes – December 11, 2017
- Departmental Activity Reports
- MCAFA Run Report (December)
- MCAFA Run Report (Annual)

Motion by Commissioner Simpson, seconded by Commissioner Avery, to receive and file the Communications. All Ayes. Motion Carried.

**Public Comment**

No members of the audience addressed the Board.



## **APPROVE AGENDA**

Motion by Commissioner Simpson, seconded by Commissioner Klaassen, to approve the Agenda, as amended. All Ayes. Motion Carried.

## **APPROVE MINUTES**

Motion by Commissioner Simpson, seconded by Commissioner Avery, to approve the City Commission Meeting Minutes of December 21, 2017, as presented. All Ayes. Motion Carried.

## **CONSENT AGENDA**

Presented:

- Business License – Ball Cap Cafe

Motion by Commissioner Simpson, seconded by Commissioner Avery, to approve the Consent Agenda, as presented.

Roll Call Vote.

Ayes: Vandenbossche, Avery, Hendrick, Klaassen, Simpson, Turner

Nays: None

Motion Carried.

## **UNFINISHED BUSINESS**

### ***Newspaper Blight – Update***

City Manager Leven reported that the Times Herald had been contacted and advised of the blight problem in the delivery of the Blue Water Shopper. She suggested the following as possible alternatives to address the blight:

- 1) Residents may call 810-989-6204 to opt out of the paper delivery
- 2) Board may approve a blanket opt out of the paper delivery

City Manager Leven recommended trying step one to see if it takes care of the issue. City Attorney Davis to research the topic.

### ***Downtown Parking Study – Implementation Assistance Proposal***



City Manager Leven stated the Downtown Parking Study – Implementation Assistance Proposal, prepared by Wade Trim, was a starting point for consideration by the Board. She said the proposal could be pared down, depending on the desired service.

Commissioner Hendrick said she thought the price was high, especially since some of the work stated in the proposal had already been done, specifically #3 for North Water Street parking.

Commissioner Simpson commented that it was worth revisiting the efforts others put into North Water Street parking (beach parking), and said the proposal was pricy for items that weren't very substantial.

Commissioner Avery agreed and said the items were not a high enough priority for the city at this time.

Commissioner Klaassen commented that the city already had signage downtown.

Commissioner Simpson responded and said he would like to revisit signage in the downtown area in an effort to possibly consolidate the signs.

City Manager Leven suggested that it might be a good job for the Planning Commission to look into the signage.

No action taken on the proposal.

## **NEW BUSINESS**

### ***Ordinance 2018-001 – Motor Vehicles & Snow Removal (Introduction/First Reading)***

Motion by Commissioner Simpson, seconded by Commissioner Avery, to approve the Introduction of Ordinance No. 2018-001 that amends Chapter 70: Section 70.039 relating to Disabled Motor Vehicles, and Sections 70.057 and 70.058 relating to Snow Removal, as presented.

After a review of the amendments, the Board asked that the following be addressed in a future reintroduction:

- Changing from owner to current lawful resident
- Allowing for front yard parking during a snow emergency



The revised Ordinance to be brought back in February for reintroduction.

***Ordinance 2018-002 – Parking of Recreational Equipment (Introduction/First Reading)***

Motion by Commissioner Simpson, seconded by Commissioner Avery, to approve the introduction of Ordinance No. 2018-002 that amends Chapter 153: Section 153.56 relating to Parking of Recreational Equipment, as presented.

After a review of the amendments, the Board asked that the following be addressed in a future reintroduction:

- Changing from owner to current lawful resident
- Adjoining vacant property
- Amending current year license to valid license

The revised Ordinance to be brought back in February for reintroduction. Recreational Vehicle Special Permit applicants to be notified in writing of meeting date and time.

***Ordinance 2018-003 – Driveways & Front Yard Parking (Introduction/First Reading)***

Motion by Commissioner Simpson, seconded by Commissioner Avery, to approve the introduction of Ordinance No. 2018-003 that amends Chapter 160: Section 160.214 relating to Driveways, and Section 160.215 relating to Front Yard Parking, as presented.

After a review of the amendments, the Board asked that the following be addressed in a future reintroduction:

- Changing from owner to current lawful resident
- Allowing for front yard parking during a snow emergency
- Clarification defining parking strip

The revised Ordinance to be brought back in February for reintroduction.

***Resolution 005-2018 – Parks & Recreation Master Plan***

Motion by Commissioner Hendrick, seconded by Commissioner Simpson, to approve Resolution No. 005-2018 which approves the Marine City Parks and Recreation Plan.

Roll Call Vote.



Ayes: Vanderbossche, Avery, Hendrick, Klaassen, Simpson, Turner  
Nays: None  
Motion Carried.

### ***2018-2019 Fiscal Year Budget Schedule***

Motion by Commissioner Simpson, seconded by Commissioner Lepley, to accept the 2018-2019 Budget Schedule, as presented. All Ayes. Motion Carried.

## **FINANCIAL BUSINESS**

### ***Disbursements***

Motion by Commissioner Simpson, seconded by Commissioner Avery, to approve total disbursements, including payroll, in the amount of \$584,749.46, as presented.

Roll Call Vote.

Ayes: Vanderbossche, Avery, Klaassen, Simpson, Turner  
Nays: Hendrick  
Motion Carried.

### ***Preliminary Financial Statements***

Motion by Commissioner Simpson, seconded by Commissioner Avery, to accept the Preliminary Financial Reports and place them on file. All Ayes. Motion Carried.

## **CITY MANAGER REPORT**

In addition to her City Manager's Report, City Manager Leven provided the following:

- Christmas decorations will be taken down the week of January 22<sup>nd</sup> (weather permitting)
- Piles of snow downtown being moved
- Water Plant emergency situation with valve addressed temporarily; full repair in spring
- Lights on south bridge out due to water being in conduit; will be repaired in the spring
- Will be absent at the February 1<sup>st</sup> Board meeting due to attending conference
- Have attended the following meetings: TIFA, Historical Commission, Fire Authority, Trail Towns



Commissioner Simpson inquired if a possible conflict of interest with Friends of City Hall leasing 300 Broadway had been addressed. City Manager Leven responded that City Attorney Davis had provided an opinion and that it would be distributed to the Board.

#### **COMMISSIONER PRIVILEGE**

Commissioner Avery announced the Blue Denim Ball on January 27<sup>th</sup> to benefit the Friends of City Hall.

Commissioner Klaassen urged residents to be careful walking and driving with the snowy weather conditions we have been having.

Commissioner Simpson announced local events including the Blue Denim Ball, Marine City Lion's Club 80's Dance and Wild Game Dinner, and the Chamber Llama Race. He encouraged people to get out and support our local civic organizations.

Commissioner Hendrick announced the Marine City Lion's Club Wild Game Dinner on February 12<sup>th</sup> and the 80's Dance on February 24<sup>th</sup>. She asked that people clean their sidewalks of snow and ice and refrain from blowing their snow onto the street.

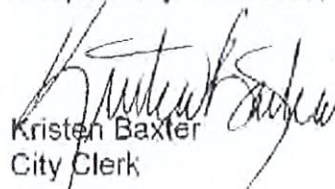
Commissioner Turner commented that if the city moved forward with North Water Street parking, they should consider contracting with River Rec Teen Zone for design map and logo for signs instead of paying a firm.

Mayor Vandebossche congratulated Grant Fields from Marine City Boy Scout Troop 296 who recently earned the designation of Eagle Scout. He also provided updates on the Blue Water Ferry closure and flooding concerns. Mayor Vandebossche thanked everyone who attended the January 11<sup>th</sup> Town Hall meeting and said several options for City Hall would be presented to the Board in February.

#### **ADJOURNMENT**

Motion by Commissioner Hendrick, seconded by Commissioner Simpson, to adjourn at 8:32 pm. All Ayes. Motion Carried.

Respectfully submitted,

  
Kristen Baxter  
City Clerk



**City of Marine City  
Planning Commission Meeting  
February 12, 2018**

A regular meeting of the Marine City Planning Commission was held on Monday, February 12, 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 David Simpson; City Manager Elaine Leven; Deputy Clerk Elizabeth McDonald

**Absent:** Building Official Susan Wilburn

**Communications**

None.

**Public Comment**

Tom Vertin, 420 South Water Street, addressed the Board regarding downtown parking and signage. He stated that the City parking in front of the Our Lady on the River Parish was not being utilized and that there was not adequate signage directing traffic to both ends of downtown. He suggested that the City look at creating signage for a downtown loop.

Melissa Fisher, Marine City Fish Company, approached the Board about their plans for the future of the Marine City Fish Company. She stated that it was time for them to take the next step and expand to allow for year round business by way of building a covered patio and second story above the existing patio. She thanked everyone for supporting their business for the past nine and half years.

**Approve Agenda**



Motion by City Commissioner Simpson, seconded by Commissioner Jenken, to amend the agenda to the following:

<b>New Business</b>	<b>Item #9-A</b>	<b>Site Plan Review– Marine City Fish Company</b>
<b>New Business</b>	<b>Item #9-C</b>	<b>Redevelopment Ready Communities</b>
<b>New Business</b>	<b>Item #9-D</b>	<b>Planning Commission Annual Report</b>

Motion by City Commissioner Simpson, seconded by Commissioner Jenken, to approve the agenda, as amended. All Ayes. Motion Carried.

### **Approve Minutes**

Motion by Commissioner Beutell, seconded by Commissioner Ross, to approve the January 8, 2018 meeting minutes of the Planning Commission, as presented. All Ayes. Motion Carried.

### **Unfinished Business**

None.

### **New Business**

#### ***Site Plan Review – Marine City Fish Company***

The Board began the discussion by reviewing the memo from Building Official Wilburn and discussed the variances required for approval. The applicants were made aware that they would need to apply for a variance request for the second floor balcony and exterior stairway and needed approval from the Zoning Board of Appeals in order to proceed with the proposed Site Plan.

Herbert Blackstock, of Blackstock – Alessandri Associates, LLC, addressed the Board's questions regarding the exterior stairway on the north property line. He noted that they were aware the proposed stairs did not meet the City's setback requirements and that they intended to make the stairs out of steel to help alleviate any code issues.

Motion by City Commissioner Simpson, seconded by Commissioner Jenken, to approve the Site Plan, as presented, subject to the Zoning Board of Appeals granting any needed variances. All Ayes. Motion Carried.



## ***Downtown Signage***

City Manager Leven stated that she had spoken with the County, and they were willing to create a public parking map based upon the Wade Trim Parking Study that was conducted. She also stated the following:

- She had been working on a plan for utilizing the parking in front of the church on South Water Street.
- She was seeking input from the Board on downtown signage location and design. The maps created by the County would be available in order for the Board to note where the signage would be located.
- The City Commission had received a proposal from Wade Trim to complete this project and it was decided that the proposal was too costly, which was why the Planning Commission had been asked to work on it.

Commissioner Jenken said that the Tax Increment Finance Authority (TIFA) had worked on downtown signage in prior years, but that the Michigan Department of Transportation (MDOT) had imposed strict regulations regarding what types of signage could be utilized. He stated that the current signage in the area was what MDOT had allowed to be used, and suggested that Wade Trim contact MDOT in order to determine what signage would be allowable.

City Manager Leven stated that directional parking signage could be used for parking and that the Board should look at other communities for design ideas. She also said that she would get the Board members the parking maps from the County, in addition to, the Wade Trim Parking Study as soon as possible.

City Commissioner Simpson suggested that signs in the downtown area be consolidated and that multiple signs could be placed on a single post. He also said that uniquely designed signs should be considered in order to grab visitor's attention such as a lighthouse with the letter "P" on it for parking.

Chairperson Moran suggested that the Board consider having the River Rec Teen Zone design the signage and that pictures be taken of existing signage.

Commissioner Allan supported the idea of directing traffic to both ends of town, but noted he was concerned about potential traffic hazards due to there not being a three-way stop near the Inn on Water Street.

Tom Vertin, of the Inn on Water Street, expressed concern about the timeline of this project and how it affected current businesses.



City Manager Leven stated that she would check with the Department of Public Works to see if there were any "Downtown" signs that could be installed until new signage could be acquired.

### ***Redevelopment Ready Communities***

City Manager Leven stated she received a memo from Wade Trim, which stated the following:

- The City ordinances were currently being updated.
- The City was considered engaged in the Redevelopment Ready Communities' Program and the next step was to discover what needed to be done to become a fully Redevelopment Ready Community.
- The Board needed to decide if they wanted to finish up the Master Plan or postpone approval until the City became a Redevelopment Ready Community.

Chairperson Moran noted that Dave Struck from the Metropolitan Planning Commission (MPC) was supposed to have the Master Plan updated from the last meeting, and suggested that the Board approve the Master Plan and make the Redevelopment Ready Community changes at a later date.

Commissioner Beutell spoke in support of approving the Master Plan without the Redevelopment Ready Community needed items.

City Manager Leven said that the Recreation Plan had been more of a priority for the MPC to complete due to the March 1, 2018 submittal deadline.

No action was taken by the Board at this time.

### ***Planning Commission Annual Report***

City Manager Leven stated that the Annual Report was something that the Planning and Zoning Enabling Act required. The variances were a part of the report as a way for the Board to review any trends of variance approvals occurring in order to see if changes to the Ordinances were required.

Motion by Commissioner Allan, seconded by City Commissioner Simpson, to approve the Planning Commission Annual Report, as presented. All Ayes. Motion Carried.

### **Adjournment**



Motion by City Commissioner Simpson, seconded by Commissioner Beutell, to adjourn at 8:03 pm. All Ayes. Motion Carried.

Respectfully submitted,

Elizabeth McDonald  
Deputy Clerk

Kristen Baxter  
City Clerk



**CITY OF MARINE CITY  
ST. CLAIR COUNTY, MICHIGAN  
RESOLUTION NO. 15-2018**

**ADOPTION OF THE 2018-2022 MARINE CITY MASTER PLAN AND PARKS &  
RECREATION PLAN**

**MEMORANDUM OF A RESOLUTION** of the Planning Commission of the City of Marine City adopted at a regular meeting of said Commission held at the Fire Hall located at 200 South Parker Street, Marine City, Michigan, on the 12<sup>th</sup> day of March at 7:00 PM.

**PRESENT:**

**ABSENT:**

The following preamble and resolution were offered by \_\_\_\_\_,  
and supported by \_\_\_\_\_.

**WHEREAS**, the Michigan Planning Enabling Act (PA 33 of 2008) provides the Marine City Planning Commission with the authority to prepare a community-wide Master Plan; and,

**WHEREAS**, the Master Plan is intended to serve as a guide for the future development of the City; and

**WHEREAS**, Notices were duly published to hold a public hearing on the proposed Master Plan following the required 63-day review and comment period; and,

**WHEREAS**, a Public Hearing was held on January 8, 2018 on the Master Plan, which includes text and maps addressing regional location, population, physical features, economic characteristics, goals and strategies, community facilities, thoroughfares and land use in accordance with PA 33 of 2008, as amended; and,

**WHEREAS**, the City of Marine City has provided opportunity for public input into the master planning process; and,

**WHEREAS**, the Marine City Planning Commission is now satisfied that the Master Plan is ready for adoption:

**NOW, THEREFORE BE IT RESOLVED**, that the Marine City Planning



Commission does hereby adopt the 2018-2022 Marine City Master Plan and Parks & Recreation Plan.

**AYES:**

**NAYS:**

**RESOLUTION DECLARED ADOPTED**

**STATE OF MICHIGAN     )**

**)ss.**

**CITY OF MARINE CITY     )**

I, the undersigned, the duly qualified and acting City Clerk of the City of Marine City, State of Michigan do hereby certify that the foregoing is a true and completed copy of a Resolution adopted by the Planning Commission of Marine City, at a regular meeting thereof held on the 12<sup>th</sup> day of March, 2018, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this 12<sup>th</sup> day of March, 2018.

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Kristen Baxter, City Clerk

**RESOLUTION DECLARED ADOPTED**

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Joseph Moran, Planning Commission Chairperson

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Kristen Baxter, City Clerk





## COUNTY OF ST. CLAIR

St. Clair County Metropolitan Planning Commission  
David Struck, Director



# Memo

**To:** Marine City Planning Commission  
**From:** David Struck, AICP, Planning Director  
**Date:** February 28, 2018  
**Re:** Marine City Master Plan Update

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### Background

The Metropolitan Planning Commission began working with Marine City to update its master plan in 2016, focusing on updating the goals and objectives of the plan and facilitating a community visioning process toward that end. In early 2017, the project evolved into a combined master plan and five-year recreation plan update to get the City's planning documents integrated into one document and on the same planning schedule – both the master plan and the recreation plan should be reviewed and updated at least every five years.

### Master Plan Goal Statements/Implementation Matrix

In order to meet MDNR recreation grant deadlines, the 2018-2022 Marine City Parks and Recreation Plan was adopted in January 2018; however, it will still be a chapter within the larger master plan document. At your January 8 meeting, we discussed feedback from the Michigan Economic Development Corporation's Redevelopment Ready Communities program regarding suggested tweaks to the master plan goals and connecting them to the Implementation Chapter. Those edits have been completed. There are now specific goal statements for each of the goal categories in the plan, followed by the bulleted list of strategic actions. Additionally, we have developed an implementation matrix at the end of the plan at the conclusion of the Implementation Chapter which takes the strategic actions from the goals chapter and identifies general timelines, potential partners, and potential funding mechanisms.

### Public Input

There were many opportunities for the public to provide input throughout the planning process, including:

- Two local leadership surveys – one focused on the overall master plan and one focused on parks and recreation;
- A community visioning meeting held in July 2016 focusing on the comprehensive master plan update;
- A brainstorming session on existing and future land use in the City at the April 2017 Marine City Planning Commission meeting;
- A public visioning workshop focused on parks and recreation in April 2017;



- A 63-day review and comment period that started in October 2017; and
- A public hearing held on January 8, 2018.

**Master Plan Adoption**

At this point in time, all of the requested revisions have been completed following the January public hearing. If there are no further items to revise, the master plan document (inclusive of the parks and recreation plan that has already been approved) is ready for adoption.

If you have any questions regarding the master plan update, feel free to contact me at (810) 989-6950 or [dstruck@stclaircounty.org](mailto:dstruck@stclaircounty.org).



# CHAPTER 3

## COMMUNITY VISION AND PLANNING GOALS



### IN THIS CHAPTER:

- ▶ THE MARINE CITY VISION FOR 2040
- ▶ A DETAILED COMMUNITY VISION STATEMENT BASED ON PUBLIC INPUT
- ▶ AN OVERVIEW OF THE PURPOSE OF THE MASTER PLAN
- ▶ A DESCRIPTION OF THE MASTER PLAN'S EFFECT ON PUBLIC POLICY
- ▶ A CATEGORIZED LISTING OF COMMUNITY PLANNING OBJECTIVES

# DRAFT



## INTRODUCTION

Throughout the planning process, the community must identify, understand, and work toward a long-term vision that is agreed upon by the city as a whole. The vision statement and the community planning goals and strategic actions were developed after careful analysis of existing trends and conditions in Marine City, as well as through a series of community visioning exercises that served to ascertain the desires and aspirations of city residents about what they want for the future of their

## COMMUNITY VISION STATEMENT

*In 2040, Marine City is a community that provides an exceptional quality of life for its residents and extends a warm welcome to the great number of tourists it attracts. It is a city that has preserved its rich heritage as a coastal community and celebrates its beautiful architecture, ample cultural resources, and its unique waterfront location. We take pride in celebrating the marine heritage and nature of our community, as well as enjoying the social, walkable nature of the downtown and neighborhoods in Marine City.*

*Downtown Marine City is a jewel on the St. Clair River - an attractive and vibrant urban center that contains a mix of shopping opportunities, busy office spaces, and an array of high-quality and affordable housing options located in the central business district. In between shopping and dining at one of downtown's great restaurants, visitors enjoy spending quality time with their friends and family along the riverfront at one of the many green spaces that are intermingled with storefronts.*

*Commercial facilities are well-designed and have a very clean appearance. Signage fits the character of the community and buildings are exceptionally maintained. The shops on Water Street, Broadway Street, and South Parker Street also serve as community gathering spots where residents meet up with friends and neighbors or have the opportunity to make new friends.*

*Marine City is a business-friendly community that supports entrepreneurs and attracts talented individuals who want to live amidst the city's wide array of amenities and its proximity to cultural and natural resources.*

*Residents and visitors alike have easy access to a multitude of recreational opportunities along the St. Clair and Belle Rivers. It is a common sight to see people enjoying each other's company while fishing, canoeing, or walking along the banks of the river. In the summer months, the City Beach is full of people young and old - soaking in some sun or cooling off by taking a swim.*

*There is an overwhelming community spirit that permeates throughout Marine City. There is a deep sense of voluntarism and civic pride that further exemplifies the high quality of life found in the city. City officials commonly cooperate with officials from neighboring communities on a variety of issues. People in Marine City respect the views and needs of others and work hard to ensure that the community is a welcoming place for all.*



community. The vision statement and associated planning goals and strategic actions are also based on a survey of local leaders. They were then refined throughout the planning process following input from the City Commission, the Planning Commission, and city residents.

### *MARINE CITY 2040 VISION*

The vision statement is an attempt to capture in words, what Marine City will be like in 2040 if the goals of this Master Plan are achieved and the policies are implemented. When reading this vision, it is necessary to imagine that you are living in the future and describing what the community is like at that point in time, in 2040. This approach is intended to present a better sense of the desired future.

## PLANNING GOALS

### *INTRODUCTION*

Communities are continually facing problems associated with growth and development or changes to the community as a result of an ailing economy. In the effort to provide essential municipal services, adequate and efficient areas for business and industry, pleasant living conditions and recreational facilities, communities have looked to planning as a process to prepare for these developmental pressures and economic transitions. The planning process, in turn, helps the City to better manage change in a well thought out manner that will most equitably benefit the entire community.

The goals formulated by the Planning Commission and the community at large are the cornerstone of the planning process. They are intended to provide the basic framework for public and private decision-making. The Master Plan's arrangement of future land uses is based on the community's goals for the future. As such, the goals will effectively direct both public and private decisions regarding land use and development.

### *PURPOSES OF THE MASTER PLAN*

The Master Plan is the official document that serves as the long-range comprehensive policy guide to the day-to-day decisions about the future development of the city. The Plan is written to be flexible in order to meet changing future conditions and is designed for the community as a whole, not specific parcels. Through its text and graphic aids, the Master Plan explains the City's philosophy and desires concerning future development.

The Marine City Master Plan was prepared under the provisions of Public Act 33 of 2008, better known as the Michigan Planning Enabling Act, which gives the Marine City Planning Commission the authority and obligation to prepare and officially adopt a master plan. The plan is comprised of text and supporting graphics and maps; however, the most significant map is the Future Land Use Map, which shows the location and relationship of land in the city for the next 25 years.

The Michigan Zoning Enabling Act (Public Act 110 of 2006) provides that "the zoning ordinance shall be



## MARINE CITY MASTER PLAN

based upon a plan designed to promote the public health, safety, and general welfare, to encourage the use of lands in accordance with their character and adaptability" and "to limit the improper use of land." A zoning ordinance is more likely to be defensible when based upon a well-conceived plan. Too often, local officials and citizens find themselves dealing with development proposals with no firm direction and they must either succumb to development pressure or arbitrary denials. The Master Plan will establish policies that promote continuity when issues regarding growth arise. To be implemented effectively, the Master Plan must encourage the joint participation of both public officials and citizens. Only through this participation will the desirable use of land occur within the city.

Specifically, the purposes of the master plan are:

- ▶ To improve the physical environment of the city as a setting for human activities, minimize conflicts caused by growth and change and promote the general health, safety and welfare by making the city more functional, beautiful, vibrant, healthy, interesting and efficient.
- ▶ To promote the interest of the community at large, rather than the special interests of specific individuals or groups within the community.
- ▶ To facilitate the democratic determination and implementation of community policies and physical development. The Plan is primarily a policy instrument. The Plan constitutes a declaration of long-range goals and objectives and provides the basis for a program to accomplish the goals. By providing opportunities for citizen participation, the Plan facilitates the democratic process.
- ▶ To effect political and technical coordination in community development.
- ▶ To inject long-range considerations into the determination of short-range actions.
- ▶ To bring professional and technical knowledge to bear on the making of decisions concerning the physical development of the community.

### *POLICY PURPOSE*

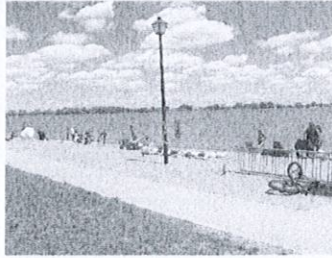
Administration by City officials, legislative action by the City Commission, quasi-judicial rulings by the Zoning Board of Appeals and administrative action and recommendations by the Planning Commission are frequently criticized as being arbitrary and capricious. Clear-cut statements of policy can go far to minimize the apparent arbitrariness of certain planning and planning-related actions. They can guide and substantiate honest, intelligent decisions. They can also serve the community planner and the Planning Commission as an anchor of objectivity. Another useful function performed by policy statements is to inform the public about the thinking of the Planning Commission with regard to land development.

### *DETERMINING POLICY*

The Master Plan is not just a series of maps. Rather, it is first a series of policy statements of objectives. Policy statements, of course, have limitations. They cannot cover every situation. Certain areas are so complex that it will be impossible to know what sort of policy decision can be made until all of the facts are assembled. Also, there must be agreement and consensus in the first place before a policy statement can be adopted. Obviously, this concurrence will not always exist. None of this negates,



## PLANNING GOALS



however, the desirability of formulating and adopting policy statements in as many areas of planning concern as possible.

### PLANNING GOALS

Relying on input from Marine City residents and City officials, combined with a thorough analysis of demographic, economic and land use trends, a series of community planning goals has been developed. These goals should guide decision making relative to land use, transportation, and overall change management. They should be reviewed when examining development proposals, administering or amending the zoning ordinance, and considering public input.

#### **GOAL 1: PLACEMAKING AND LIVABILITY WILL BE CONSIDERED IN ALL DEVELOPMENT DECISIONS TO ENSURE A HIGH QUALITY OF LIFE**

- ▶ Preserve the historical character of Marine City by promoting the restoration and/or preservation of all historic buildings in the city and encourage any new construction in historic districts to have exterior designs compatible with those historic districts.
- ▶ Reinforce the nautical character of Marine City by utilizing the attractiveness of the Belle and St. Clair Rivers within development schemes and recognize these rivers as unique and important resources.
- ▶ Maintain and promote Marine City as a pleasant place to live, work and visit through a proper and thoughtful arrangement of land uses within the city.
- ▶ Identify the city's existing assets and promote those assets as unique quality of life drivers that differentiate Marine City from other communities in the region.
- ▶ Continue to define and implement streetscape standards that transform the central business district into a more walkable, vibrant, and interesting place to frequent.
- ▶ Ensure that downtown is clean, safe, and welcoming.
- ▶ Ensure the street level of buildings relates to the pedestrian as a primary focus.
- ▶ Emphasize public art and integrate it with public buildings, community parks, and public works.
- ▶ Highlight the St. Clair and Belle Rivers as unique natural assets that enhance recreation, tourism, and quality of life and provide transient boating facilities.
- ▶ Identify and participate in targeted neighborhood reinvestment and stabilization programs that improve the quality of the housing stock and overall neighborhood character.
- ▶ Continue to increase housing opportunities in the central business district through the utilization of second and third floor spaces above street-level retail.
- ▶ Where appropriate, identify and pursue new opportunities for public transit, bicycling and other modes of transportation alternatives to automobiles.



## MARINE CITY MASTER PLAN

### **GOAL 2: LEADERSHIP WILL PURSUE ECONOMIC DEVELOPMENT**

#### **STRATEGIES THAT PROVIDE SUSTAINED AND STABLE ECONOMIC GROWTH**

- ▶ Promote policies that lead to the sustained economic health of Marine City's assets and to the natural revitalization of vacant, low density, obsolescent and deteriorated property. When possible use existing amenities as the focus for the development.
- ▶ Embrace the Green Economy and its focus on alternative energy.
- ▶ Recognize the important role that placemaking strategies play in attracting talent and economic development.
- ▶ Promote and support entrepreneurship in Marine City. Create regulations and implement policies that are entrepreneur-friendly and work to connect entrepreneurs looking to start or expand a business to the organizations or resources that are required to be successful.
- ▶ Ensure that Marine City has a wide variety of amenities including recreation, shopping, cultural resources, entertainment options, and "third places," all of which will help in attracting and retaining talented workers.
- ▶ Attract tourists by focusing on place-based strategies that highlight Marine City's existing assets and unique resources and enhance opportunities for expanded accommodations such as bed and breakfast establishments, hotels/motels, and other tourist-related services.
- ▶ Highlight the importance of post-secondary education and skills-development to all residents to help the community adapt to and compete in a globalized, knowledge-based economy.
- ▶ Communicate and collaborate with other local units of government across the region and leverage new and existing public-private partnerships to promote and implement regional strategic growth initiatives.
- ▶ Work toward full certification through the MEDC Redevelopment Ready Communities Program.

### **GOAL 3: THE CITY IS HOME TO A THRIVING BUSINESS COMMUNITY THAT PROMOTES INNOVATION, ENTREPRENEURSHIP, AND PROSPERITY**

- ▶ Encourage the retention of a viable central business district with adequate parking which serves the convenience needs of the population within the trade area and which will become increasingly able to draw shoppers and tourists from beyond the local trade area.
- ▶ Encourage owners of businesses and structures within the business district to improve and maintain their properties in a manner that promotes the aesthetic appearance of the district.
- ▶ Encourage use and/or redevelopment of existing underutilized, vacant and dilapidated buildings whenever possible.
- ▶ Provide areas within the city for commercial development outside the central business district for those types of commercial uses requiring the large areas of land (e.g. car dealers, grocery stores, lumber yards, etc.)
- ▶ Encourage long-term growth of the commercial tax base of the city.
- ▶ Maintain and improve the public infrastructure within the central business district such as sidewalks, lighting, municipal parking and other amenities.
- ▶ Encourage a concentration of smaller, specialty type retail shops in the central business district.
- ▶ Encourage service type businesses to locate on the fringe of the central business district.



### **GOAL 4: MARINE CITY IS HOME TO GREAT NEIGHBORHOODS WHERE PEOPLE WANT TO LIVE AND INTERACT WITH THE COMMUNITY**

- ▶ Encourage the construction of new residential development in the city so as to provide an opportunity for those employed in the city and surrounding areas to become residents.
- ▶ Promote a residential environment designed to fulfill basic needs with special attention focused on maintaining or restoring viability of developed residential areas.
- ▶ Require new residential development to be visually attractive and environmentally acceptable, preserving the natural features of each site, such as woods, topography, natural drainage and retention areas.
- ▶ Allow for a variety of dwelling unit types and sizes for ownership and rental by all age groups and income levels, including: site built and factory-built, single family, two-family, and multiple family development.
- ▶ Discourage incompatible non-residential uses from locating in residential neighborhoods.
- ▶ Discourage uses that would increase traffic on residential streets beyond that which the street was designed or intended to carry.
- ▶ Restrict aesthetically incompatible housing types, such as units having a width of less than 20 feet, to locations within licensed mobile home parks.
- ▶ Permit manufactured housing that is aesthetically compatible with site built housing to be located in the community wherever comparable housing is located.
- ▶ Seek out and participate with the Michigan State Housing Development Authority (MSHDA) in the establishment and operation of neighborhood improvement and housing rehabilitation programs.
- ▶ Promote "infill" development of adequately sized vacant lots in existing developed areas that are served by public sewer and water.

### **GOAL 5: THE CITY HAS A DIVERSE INDUSTRIAL MIX THAT ADDS VALUE TO THE LOCAL AND REGIONAL ECONOMY**

- ▶ Work with partners to support a stable and diversified economy emphasizing an industrial mix minimally affected by fluctuations.
- ▶ Work with partners to support manufacturing and services capable of serving the needs of the residents and businesses in the area.
- ▶ Work with partners to market available cost-effective, adequately-sized industrial sites that are compatible with the surrounding area.
- ▶ Provide adequate roads, utilities and transportation facilities to service existing and planned industrial areas.
- ▶ Provide adequate buffering of industrial uses from adjacent residential uses and from less intensive land uses through the use of appropriate setback standards, landscaping, and by locating industrial uses adjacent to other intensive land uses.
- ▶ Require future industrial developments to provide adequate onsite off-street parking facilities.
- ▶ Ensure that future industrial development does not emit excessive amounts of noise, fumes, smoke, vibrations or other pollutants.
- ▶ Encourage the proper redevelopment/rehabilitation of abandoned industrial sites, so as to limit/mitigate the negative impacts on neighboring lands and assist in actively marketing these sites for re-use.



## MARINE CITY MASTER PLAN

### **GOAL 6: TRANSPORTATION AND MOBILITY FOR ALL USERS ARE CONSIDERED IN PLANNING AND DEVELOPMENT DECISIONS**

- ▶ Plan for a network of roads by type and function that will provide a complete road system including major, collector and local roads.
- ▶ Obtain necessary right-of-way dedications and reservations.
- ▶ Cooperate with the Michigan Department of Transportation (MDOT) and the St. Clair County Road Commission to ensure that a proper relationship exists between planned road improvements and the city's desired future land use pattern.
- ▶ Increase pedestrian safety by providing opportunities for pedestrian circulation along existing and planned road systems through a coordinated program of sidewalk construction and maintenance.
- ▶ Limit points of ingress/egress on major roads to improve safety and retain the traffic carrying capacity of the roadway.
- ▶ Provide a transportation system that recognizes the need for both auto and truck traffic and eliminates as many points of conflict between the two as possible.
- ▶ Improve the road system to better serve residences and businesses through a regular program of scheduled pavement maintenance, paving, repaving, curb and gutter construction, etc.
- ▶ Recognize the relationship between land use patterns and the availability and adequacy of the transportation system.

### **GOAL 7: THE CITY OFFERS HIGH QUALITY RECREATIONAL OPPORTUNITIES FOR RESIDENTS AND VISITORS.**

- ▶ Provide parks and recreation opportunities and amenities for citizens of all ages and abilities.
- ▶ Promote Marine City as a waterfront "Trail Town" that offers experiences other communities cannot.
- ▶ Ensure Marine City has adequate financial resources for parks and recreation facilities and programs.
- ▶ Deliver outstanding recreation programming and quality public services to all stakeholders.
- ▶ Develop existing park facilities with features and amenities that bring citizens and visitors back on a regular basis.
- ▶ Support the continued development and utilization of an interconnected system of land and water trails in Marine City and beyond.
- ▶ Expand the range of recreation facilities available to residents.

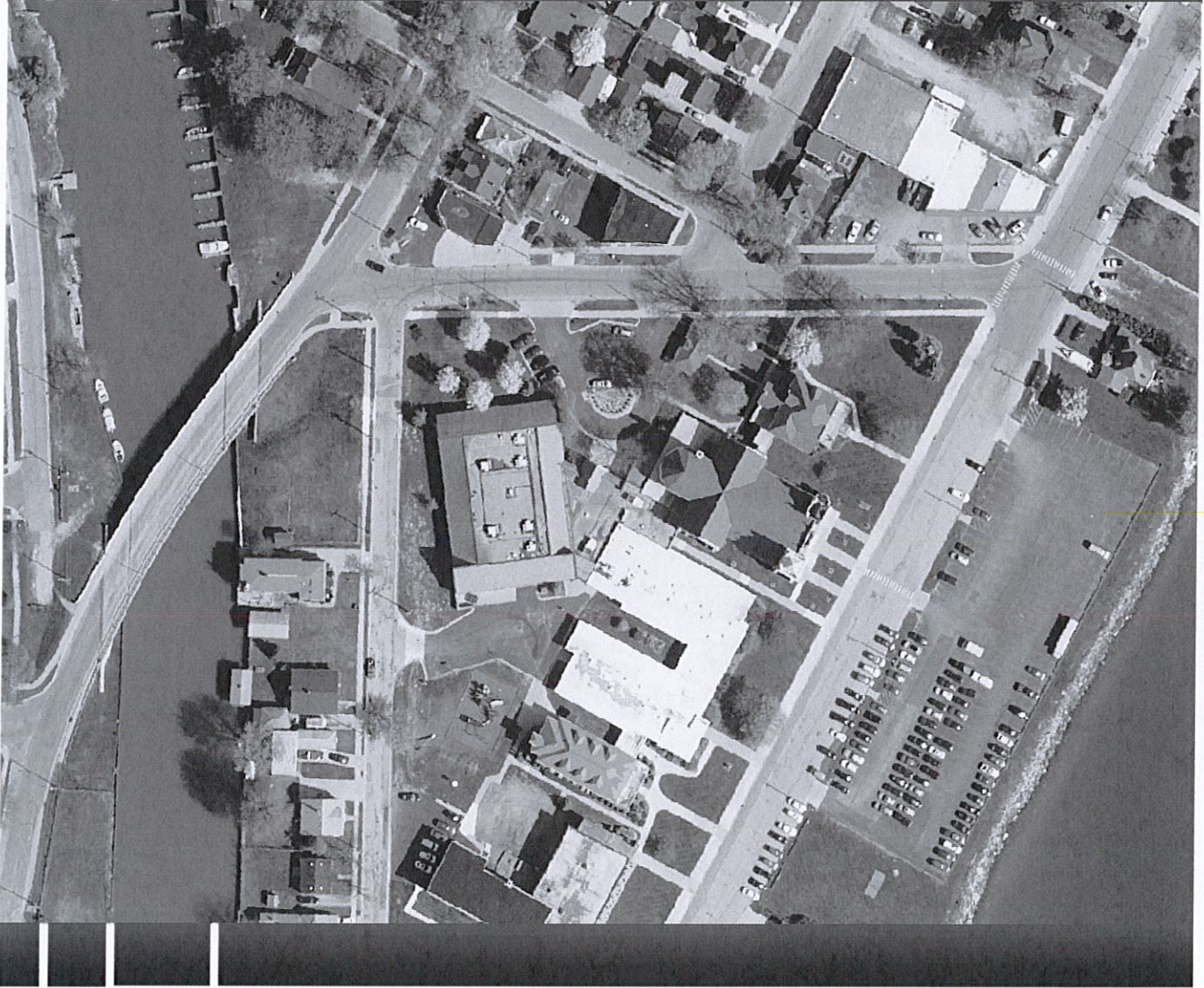
### **GOAL 8: PUBLIC FACILITIES AND SERVICES ARE PROVIDED EFFICIENTLY AND COST-EFFECTIVELY**

- ▶ Provide a water and sewer system that meets the needs of current and future City residents and businesses and protects the environment.
- ▶ Stage any sewer or water installations to provide efficient growth and revenues to pay for the system.
- ▶ Develop an updated marina study to identify an appropriate location for a transient marina facility.
- ▶ Identify an appropriate location for a new City Hall building and develop a long-term plan for financing its development.



# CHAPTER 8

## IMPLEMENTATION



### IN THIS CHAPTER:

- ▶ IMPLEMENTING THE MASTER PLAN
- ▶ ADDITIONAL IMPLEMENTATION STRATEGIES
- ▶ CAPITAL IMPROVEMENTS PROGRAMMING (CIP)
- ▶ ESTABLISHING A CIP PROCESS AND SETTING PRIORITIES
- ▶ PROPOSED CAPITAL IMPROVEMENT PROJECTS

# DRAFT



## INTRODUCTION

The overarching intent of this master plan is to protect and improve the quality of life in Marine City. In order for the plan to be effective in guiding and managing change in the City, it will take continued commitment and support from the city council, the planning commission, city staff and citizens of the community. The vision, goals and objectives put forth in this plan will not implement themselves. Implementing the recommendations of the plan occurs through a number of methods including zoning ordinances, educational programs and administrative procedures which are described in this chapter. The master plan itself has no legal authority to regulate development in order to implement the recommendations contained therein. Implementation stems from the decisions of the city officials, including the planning commission, to provide necessary public improvements and to institute and administer regulations over the use of land.

Previous chapters provide background information and analysis on the key issues and trends in Marine City at the time this plan was adopted in 2018. Goals and objectives throughout the plan provide a foundation to guide the resolution of issues and establish policies for decision-making in the future. Recommendations are listed throughout the plan; some are described in detail or shown on the various maps, while others are more of a policy guide for the future. This format enables the plan to be flexible and applicable to new issues, opportunities, and alternatives that may arise. This implementation chapter should be used as a resource when the City begins implementing the goals and objectives of this plan. Over time, the City may discover new implementation approaches.

## MASTER PLAN REVIEW AND AMENDMENTS

The City must commit to upholding the integrity of the goals and objectives of the document. The Michigan Planning Enabling Act (Public Act 33 of 2008) requires that the plan be reviewed and revised or reaffirmed at least every five years. The plan should be used on a consistent basis and discussed annually to determine if any amendments need to be considered. In addition, new planning commission and city council members should be provided with a copy of the document before they take office to give them background on the City and its adopted policies.

In accordance with the MPEA, the Marine City Master Plan will be reviewed every five years and, if necessary, will be updated to remain a viable document. There is constant change in the City's economic, demographic, and social character, which warrants revising the plan to reflect the latest trends relative to long-range goals. If circumstances necessitate a change to the plan prior the five-year review, then the plan will be amended as necessary.

The Marine City Master Plan is intended to be an adaptable document. Master Plan amendments should not be made without thorough analysis of immediate needs, as well as consideration of long-range impacts of amendments to the plan. The city council and planning commission should consider each proposed amendment carefully to determine whether it is consistent with the plan's goals and policies, and whether it will offer long-term benefits to the citizens of Marine City.



## ***IMPLEMENTATION: REGULATORY TOOLS***

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### **The Zoning Ordinance**

Zoning is the process most often used to implement community master plans. Zoning is a legal means for the City to regulate private property in order to achieve orderly and harmonious land use relationships. The zoning ordinance incorporates standards that promote the health, safety, and welfare of the public and property owners.

The official zoning map divides the community into different zones or districts within which certain uses are permitted and others are not. The zoning ordinance text notes the uses which are permitted and establishes regulations to control densities, height, bulk, setbacks, lot sizes and accessory uses.

In considering an application for the rezoning of property, it is critical to the success of this master plan that the planning commission reviews the Future Land Use Map AND the goals and intent of the existing/proposed land use categories before making any land use decisions. While the map serves a guide, the associated recommendations are found in the text. This relationship is described in more detail in the *Zoning Plan* chapter (Chapter 5). No zoning request which is inconsistent with this plan should be considered without first making an amendment to the plan.

Upon adopting this master plan, the City should review its zoning ordinance and update the ordinance in accordance with the recommended changes laid forth in the *Zoning Plan* chapter (Chapter 5), the *Vision, Goals and Objectives* chapter (Chapter 3), and the *Future Land Use* chapter (Chapter 4). This will ensure that Marine City's zoning ordinance is based upon the master plan, as required by law.

### **Nonconforming Uses**

PA 110 of 2006 (Michigan Zoning Enabling Act) allows the creation of different tiers or classes of nonconforming uses meeting a defined set of criteria. The City should consider amending the zoning ordinance to allow for a tiered system of nonconforming uses. A tiered system creates a preferred class of nonconforming uses which can be treated as a permitted use, allowing a property owner the opportunity to update and maintain his property in a manner that benefits the surrounding neighborhood and the City.

### **Planned Unit Development (PUD)**

Planned unit development (PUD) is a zoning concept that allows modifications to the zoning requirements of a site to achieve a pattern of development that is suited to the unique site characteristics and allows for negotiation between the community and the developer to achieve a mutual benefit. The PUD option permits a single site to be planned as a unit with a variety of housing types, land uses, and densities. Design flexibility is granted in return for a comprehensively planned site, preserved open space, infrastructure improvements and significant site plan scrutiny.

PUDs are appropriate in all areas, but are most often applied on large parcels. PUDs are an attractive option for communities because they can preserve a portion of the site as protected open space, allow the requirement of off-site infrastructure improvements, provide an added level of regulatory scrutiny,



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and enable significant parcels to be developed comprehensively according to sound planning principles such as mixing of uses.

A PUD can be a zoning district with its own use, density and setback requirements or an overlay zoning district where use and bulk regulations are based on the underlying zoning. Instead of a PUD zoning district, a PUD may also be processed as a special land use. The City's zoning ordinance does not currently have regulations for PUDs. However, the PUD tool may be an ideal option for developing areas in the City that are currently undeveloped or in need of redevelopment in the future.

### ***IMPLEMENTATION: POLICY AND PROGRAMMING***

#### **Streetscape and Signage**

A streetscape and signage plan should be developed that identifies specific strategies for enhancing the streetscape along Water Street and Broadway in the downtown and along the entire length of Parker Street to enhance the commercial corridor and pedestrian mobility. Development of a streetscape plan for any portion of Parker Street (M-29), which is a state trunkline, will require the City to work closely with MDOT to ensure that the resulting plan is feasible and able to be implemented. The streetscape improvements should be modest in character and include amenities that support the City's placemaking efforts and the pedestrian environment. Downtown Marine City has an abundance of dining, shopping, and entertainment amenities, along with a number of pocket parks located along the St. Clair River. Enhancing the streetscape in these areas will compliment placemaking and tourism efforts already underway.

The signage aspect of this plan should provide leaders with direction on developing a wayfinding system for key cultural, natural and recreational areas in the City. Additionally, the signage plan would create a graphics package for gateway signage, with specific locations and placement strategies. Gateway signage would be optimal at the northern and southern borders of the City along M-29, as well as on King Road, near Marine City Highway.

#### **Green Buildings/Sustainable Design**

Sustainable design identifies ecological, infrastructural, and cultural characteristics of a site and/or building with related open spaces which results in the integration of the environment. The intent is to promote sensitive infill development that relates well to both natural systems and existing infrastructure with an overall design and construction that reduces energy use.

The United States Green Building Council's Leadership in Energy and Environmental Design (LEED) provides the benchmark for the design, construction, and operation of high performance green buildings and site design. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.



A rating system has been developed and is continually updated through an open consensus based process which is the standard for environmentally healthy neighborhoods around the nation. New developments and revitalization of existing ones can be LEED-certified based on qualifying guidelines.

Marine City officials should incorporate sustainability and green building into future developments in the community. At a minimum, the City should ensure that any new public facilities are designed and built with sustainability in mind, potentially seeking LEED-certification. Over the years, numerous studies have shown that LEED-certified buildings have lower operating costs, promote healthier neighborhoods, and conserve energy and natural resources, which lead to greater sustainability and benefits for the community.

### **Complete Streets**

Complete streets look at how all modes of transportation, including cars, bicycles, and pedestrians utilize the road network and provide a plan to create safe, efficient access for all users. The City should develop a complete streets plan to be considered whenever transportation improvement projects are considered in the community.

### **Parks and Recreation Master Plan**

Each year, the Michigan Department of Natural Resources (MDNR) offers recreation grants for the acquisition and development of parks and recreation facilities through the Michigan Natural Resources Trust Fund and the Land and Water Conservation Fund. Any local unit of government that has a current recreation plan approved by the MDNR is eligible to apply for one of these recreation grants. In order to be approved by the MDNR, a recreation plan must determine the City's recreation needs and develop a five-year action plan of proposed recreation projects to meet those needs. Only those recreation projects included in the five-year action plan are eligible for recreation grant financing.

A Parks and Recreation Master Plan is intended to guide decision makers with the future development and improvement of the City's parks, recreation facilities, and programs. The Michigan Department of Natural Resources provides communities with guidance on what components need to be included in a Parks and Recreation Plan and, ultimately, reviews local plans for state approval. In order for Marine City to be eligible for potential grant funding through the MDNR, it has to have a Parks and Recreation Master Plan that has been adopted within the last five years. Communities typically review and update their plans on a five-year cycle.

Beginning with this master plan, the Marine City Parks and Recreation Plan is now integrated within the overall master plan document and is now on the same five-year cycle. The Parks and Recreation Plan can be found in Chapter 7 of this plan and can also stand alone as the five-year recreation plan for Marine City if utilized separately.

## ***IMPLEMENTATION: ADMINISTRATION ACTIONS***

### **Cooperation Between Units of Government**

Implementation will require cooperation between governmental units. Maximum impact will be



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achieved only if the City is able to achieve cooperation from other units of government and agencies. Collaboration between local governments is a way to realize significant cost savings, while maintaining and expanding important services to residents and other stakeholders.

### **Public Involvement**

City leaders should ensure that residents and business owners are kept abreast of what is happening in the community. The public should be apprised of new development plans that are submitted for review and approval. In many cities, all active development proposals or projects are kept on a list on the municipal website, along with initial submittal dates, a processing timeline, and public hearing dates. This practice helps the City to build trust and to educate the community about decisions regarding future development and public improvements. As technology changes, new methods of communication provide decision makers with low-cost, wide reaching ways of soliciting input. Social Media such as Facebook and Twitter can be utilized to seek meaningful input during the development phase of projects to identify potential issues and adjust plans accordingly.

### **Setting Priorities**

The Master Plan contains a multitude of recommendations. There may be insufficient staff or volunteer support to implement all of the recommendations in a planned, systematic manner. As such, a process for establishing priorities must be developed as soon as the Master Plan is adopted. Participants involved in setting priorities should include City department heads and appropriate staff, the Planning Commission, and the City Commission. The city manager should facilitate this process.

### **Redevelopment Ready Communities (RRC) Program**

According to the Michigan Economic Development Corporation (MEDC), the Redevelopment Ready Communities (RRC) program measures and certifies communities that integrate transparency, predictability and efficiency into their development practices with the goal of realizing a community-supported redevelopment vision that is inviting to investors. The RRC has developed a set of Best Practices for communities to follow to build a clear and transparent development process. The six RRC Best Practices include:

- ▶ Community Plans and Public Outreach
- ▶ Zoning Regulations
- ▶ Development Review Process
- ▶ Recruitment and Education
- ▶ Redevelopment Ready Sites
- ▶ Community Prosperity

The Redevelopment Ready Communities program will make Marine City more attractive for investors and may spur new economic development. Additionally, becoming engaged in the program and working toward RRC certification will allow development projects within the City to be eligible for potential incentive programs through the MEDC and other state agencies.



## ***IMPLEMENTATION: GRANT PROGRAMS AND FINANCING TOOLS***

### **Community Development Block Grants (CDBG)**

CDBG funding through the Michigan State Housing Development Authority (MSHDA) and the Michigan Economic Development Corporation (MEDC) can be used for numerous community improvement projects in addition to housing rehabilitation. Criteria, however, require that they be used primarily to improve housing opportunities, and recreational and social opportunities for distressed portions of the community. CDBG funds can also be used for community economic development. By using CDBG funds in distressed portions of the community, funds that would have been spent in completing those improvements are freed up to be used elsewhere. Therefore, while the residents of a distressed portion of the community benefit directly from the CDBG program, the City in general benefits by having funds that would have been spent available for other improvements.

### **Recreation Grant Programs**

The Michigan Department of Natural Resources (MDNR) offers a variety of grant programs for park development and land acquisition, including the Michigan Natural Resources Trust Fund (MNRTF), the Recreation Passport Program, and the Land and Water Conservation Fund. Each of these grants has different eligibility requirements and funding thresholds. All of the MDNR recreation grants require the City to have an adopted five-year recreation plan that has been adopted within the past five years.

### **Bond Programs**

Bonds are one of the primary sources of financing used by communities to pay for capital improvements. General obligation bonds are issued for specific projects and are paid off by the general public through property tax revenues. Revenue bonds are issued for the construction of projects that generate revenue. The bonds are then retired using income generated by the project.

### **Tax Increment Financing**

Tax increment financing is authorized by the Downtown Development Authority Act, Neighborhood Authority Act, Corridor Improvement Act, and the Local Development Finance Authority Act. Tax Increment Financing (TIF) is a popular method of financing the public costs associated with development and redevelopment projects. TIF occurs when a local government freezes the tax base within a specific development district and uses the revenues generated by reassessment or new development to finance selected improvements within the district. The term "tax increment" refers to the additional taxes that will result from private development. This "increment" is earmarked or "captured" for the TIF or to other taxing units that otherwise would receive revenues.

## ***IMPLEMENTATION: CAPITAL IMPROVEMENTS PROGRAM***

### **Capital Improvements Program**

Public Act 33 of 2008, also known as the Michigan Planning Enabling Act (MPEA), requires all communities to prepare a CIP unless exempted by statute or the legislative body of the community. Specifically, Section 65 of MPEA states:



## MARINE CITY MASTER PLAN

*To further the desirable future development of the local unit of government under the master plan, a planning commission, after adoption of a master plan, shall annually prepare a capital improvements program of public structures and improvements, unless the planning commission is exempted from this requirement by charter or otherwise. If the planning commission is exempted, the legislative body either shall prepare and adopt a capital improvements program, separate from or as a part of the annual budget, or shall delegate the preparation of the capital improvements program to the chief elected official or a nonelected administrative official, subject to final approval by the legislative body. The capital improvements program shall show those public structures and improvements, in the general order of their priority, that in the commission's judgment will be needed or desirable and can be undertaken within the ensuing 6-year period. The capital improvements program shall be based upon the requirements of the local unit of government for all types of public structures and improvements. Consequently, each agency or department of the local unit of government with authority for public structures or improvements shall upon request furnish the planning commission with lists, plans, and estimates of time and cost of those public structures and improvements.*

In its basic form, a CIP is a complete list of all proposed public improvements over the next six (6) years, including estimated costs and operation expenses. The CIP outlines the projects that will replace or improve existing facilities or that will be necessary to serve current and project land use development in Marine City.

Proper management of cities today requires not only that a CIP be developed, but also that it be updated annually. Advanced planning for public works projects ensures more effective and cost-efficient capital expenditures, as well as the provision of public works in a timely manner. Since cities face ongoing expenses, the development of a CIP makes it possible to strike a balance between maintenance and operational expenses for the construction of public works.

Recommendations presented in the CIP can serve to guide Marine City investments in public facilities to provide necessary services to all land uses. Furthermore, with a CIP, the City can monitor its balance of borrowing power and municipal credit rating, which in turn affects the interest rates the City must pay when it borrows for public works construction.



**TABLE 8-1: MARINE CITY CAPITAL IMPROVEMENT PROGRAM**

Proposed Project	Estimated Cost	Budget Year(s)
Patrol Car #1	\$40,000	2017-2018
Patrol Car #2	\$40,000	2021-2022
Patrol Car #3	\$40,000	2017-2018
Car Police Radio (4)	\$5,000	2020-2021
Portable Police Radio (4)	\$5,000	2019-2020
Departmental Computers	\$5,000	2019-2020, 2022-2023
Departmental Server	\$16,000	2018-2019, 2023-2024
Departmental Furniture	\$	
Departmental Carpet	\$5,000	2019-2020
Departmental Generator	\$	2025
Digital Fingerprint Device	\$18,000	2020-2021
In-car Digital Video Server	\$4,000	2020-2021
In-car Digital Video Cameras (4)	\$16,000	2018-2019, 2019-2020
Evidence Camera/Kit	\$4,000	2017-2018
Traffic LiDAR	\$3,000	2020-2021
ACTAtek Upgrade	\$16,000	2018-2019
In-car Computers (3)	\$10,500	2019-2020
K-9 Retrofit	\$4,500	2017-2018
Work Truck #2	\$40,000	2017-2018
Work Truck #4	\$40,000	2021-2022
Backhoe #1	\$98,000	2017-2018
Backhoe #2	\$120,000	2021-2022
Mower #2	\$8,500	2018-2019
Mower #3	\$9,000	2022-2023
1-Ton #1	\$60,000	2018-2019
Heavy Duty Truck #1	\$120,000	2020-2021
Heavy Duty Truck #2	\$120,000	2021-2022
Sewer Cleaner Truck	\$405,000	2017-2018
Sweeper	\$170,000	2020-2021
Gas Welder	\$4,000	2019-2020
Vehicle Hoist	\$8,000	2019-2020
Meter Handheld	\$13,500	2018-2019
Guy Center Building - Roof/Back Wall	\$6,000	2020-2021, 2022-2023
Guy Center Exterior	\$2,000	2018-2019
Lighthouse - Interior Repairs & Painting	\$5,000	2017-2018
Museum Windows	\$20,000	2019-2020
Museum HVAC	\$6,000	2019-2020
Old City Hall	\$35,000	2018-2023



# MARINE CITY MASTER PLAN

**TABLE 8-1: MARINE CITY CAPITAL IMPROVEMENT PROGRAM (CONTINUED)**

Proposed Project	Estimated Cost	Budget Year(s)
Library Parking Lot Repairs	\$5,000	2018-2019
Library - Replace Heating and Cooling	\$11,000	2019-2020
Library - Exterior Door Replacement	\$12,000	2018-2019
King Road Park Improvements	\$17,000	2019-2020
Downtown Riverwalk Construction - Phase II	\$381,000	Dependent on funding
Downtown Riverwalk Construction - Phase III	\$370,000	Dependent on funding
Bicycle Path Construction	\$550,000	Dependent on funding
300 Broadway Restoration Project	\$2,500,000	Dependent on funding
Splash Pad Construction	\$450,000	Dependent on funding
Marine City Beach Improvements and Lighting	\$21,000	Dependent on funding
King Road Park Parking Lot Paving	\$150,000	Dependent on funding
King Road Park Bike Racks, Cement Pads & Playground Improvements	\$30,000	Dependent on funding
Pecche Island Rear Range Lighthouse - Interior Repairs and Painting	\$50,000	Dependent on funding
Public/Private partnership or acquisition of property for transient boat dockage	\$500,000	Dependent on funding
Strategic acquisition of property for potential development of municipal park	TBD	Dependent on funding/timing



## MARINE CITY MASTER PLAN IMPLEMENTATION MATRIX

#	TASK DESCRIPTION	BEGIN WHEN	COMPLETE BY WHEN	POTENTIAL PARTNERS	POTENTIAL FUNDING SOURCES
<b>Goal 1: Placemaking and livability will be considered in all development decisions to ensure a high quality of life</b>					
1	Promote the restoration and/or preservation of historic buildings and encourage new construction in historic districts to have compatible designs.	2018	Ongoing	County, State Historic Preservation Office, MEDC, MSHDA	gen fund, grants, donations, foundations
2	Reinforce the nautical character in Marine City by utilizing the attractiveness of the St. Clair and Belle Rivers within development schemes.	Ongoing	Ongoing	County, BWCVB, EDA	gen fund, grants, donations, foundations
3	Promote Marine City as a pleasant place to live, work and visit.	Ongoing	Ongoing	BWCVB, business groups, schools	gen fund, grants, donations, foundations
4	Identify the City's existing assets and promote those assets as unique quality of life drivers that differentiate the City from other communities in the region.	2018	Ongoing	BWCVB, business groups, schools	gen fund, grants, donations, foundations
5	Define and implement streetscape standards that transform the downtown into a more walkable and vibrant place.	2018	2020	County, SCCOTS, MDOT, SEMCOG, Road Commission, TIFA	MDOT, SEMCOG, grants, donations, gen fund
6	Ensure that downtown is clean, safe, and welcoming	Ongoing	Ongoing	Chamber of Commerce, business groups, community groups	gen fund, grants, donations, foundations
7	Ensure the street level of buildings relates to pedestrians as the primary focus.	2018	2020	Chamber of Commerce, business groups	gen fund, grants, donations, foundations, fees
8	Emphasize public art and integrate it with public buildings, parks, and public works.	2018	Ongoing	County, Chamber of Commerce, business groups, community groups, art organizations	gen fund, grants, donations, foundations
9	Provide transient boating facilities within the City.	2018	2021	MDNR, business groups, community groups	gen fund, MDNR grants, donations, PARC Millage
10	Participate in targeted neighborhood reinvestment and stabilization programs that improve the quality of the housing stock and overall neighborhood character.	2018	Ongoing	St. Clair County Metropolitan Planning, community groups, MSHDA, nonprofits	gen fund, MSHDA grants, foundations, donations
11	Increase residential living opportunities in the downtown.	2018	Ongoing	Business groups, St. Clair County Metropolitan Planning, MSHDA, MEDC	gen fund, MSHDA grants, MEDC grants/loans, foundations, donations
12	Identify and pursue new opportunities for public transit, bicycling, and other transportation alternatives to automobiles	2019	Ongoing	Community groups, business groups, St. Clair County PARC, SCCOTS, SEMCOG, MDOT	gen fund, MDOT grants, MDNR grants, MDEQ grants, PARC Millage
<b>Goal 2: Leadership will pursue economic development strategies that provide sustained and stable economic growth</b>					
13	Promote policies that lead to sustained economic prosperity and the natural revitalization of vacant, low-density, obsolescent, and deteriorated property.	2018	Ongoing	EDA of St. Clair County, SCC Brownfield Redevelopment Authority, MDEQ, MEDC	gen fund, grants, donations, MEDC grants/loans
14	Embrace the "Green Economy" and its focus on alternative energy.	2018	Ongoing	EDA of St. Clair County, environmental organizations, MEDC, MDEQ	gen fund, MDEQ/MDNR grants/loans, donations, other grants
15	Recognize the important role that placemaking strategies play in attracting talent and economic development.	Ongoing	Ongoing	St. Clair County Metropolitan Planning Commission, EDA of St. Clair County, community groups, MSHDA, nonprofits	gen fund, MEDC/MSHDA grants/loans, donations, other grants
16	Promote and support entrepreneurship in the City	Ongoing	Ongoing	EDA of St. Clair County, SC4, RESA	gen fund, grants/loans, donations
17	Ensure Marine City has a wide variety of amenities to attract and retain talent.	Ongoing	Ongoing	Community groups, business groups	gen fund, grants/loans, donations
18	Attract tourists by focusing on place-based strategies highlighting existing assets and unique resources. Expand opportunities for bed and breakfasts, hotels, and other tourist-related services.	2018	2019	County, Chamber of Commerce, BWCVB, business groups, community groups	gen fund, grants/loans, donations
19	Work with partners to highlight the importance of education and skills development.	2018	Ongoing	EDA of St. Clair County, SC4, RESA, foundations, school district, business groups	gen fund, grants/loans, donations
20	Collaborate with other local units of government and leverage new and existing public-private partnerships to implement regional strategic growth initiatives.	2018	Ongoing	Neighboring communities, business groups, EDA of St. Clair County, MEDC, SEMCOG	gen fund, MEDC grants/loans, other grants/loans, donations
21	Attain full certification through the MEDC Redevelopment Ready Communities (RRC) Program.	2017	2019	MEDC, EDA of St. Clair County, St. Clair County Metropolitan Planning Commission	gen fund, MEDC grants/loans, other grants/loans, donations
<b>Goal 3: The City is home to a thriving business community that promotes innovation, entrepreneurship, and prosperity</b>					
22	Encourage the retention of a viable CBD with adequate parking that serves the needs of the population within the trade area.	2018	Ongoing	Business groups, community groups, Chamber of Commerce	gen fund, grants/loans, donations
23	Encourage building owners to improve and maintain their properties in a manner that promotes the aesthetic appearance in business districts.	Ongoing	Ongoing	Business groups, Chamber of Commerce	gen fund, MEDC/MSHDA grants/loans, donations, other grants
24	Encourage the use and/or redevelopment of existing underutilized, vacant, and dilapidated buildings.	Ongoing	Ongoing	Business groups, Chamber of Commerce, SCC Brownfield Redevelopment Authority, EDA of St. Clair County, MEDC	SCC Brownfield Redevelopment Authority, EPA grant funds, MEDC/MSHDA grants/loans, gen fund
25	Provide areas for commercial development outside of the downtown for those types of commercial uses requiring large areas of land.	Ongoing	Ongoing	Business groups, Chamber of Commerce, EDA of St. Clair County	gen fund, grants/loans, donations
26	Encourage the long-term growth of the commercial tax base of the City.	Ongoing	Ongoing	Business groups, Chamber of Commerce	gen fund, grants/loans, donations
27	Maintain and improve the public infrastructure within business districts, such as sidewalks, lighting, municipal parking, and other amenities	Ongoing	Ongoing	Community groups, business groups	gen fund, grants/loans, donations
28	Concentrate smaller, specialty-type retail shops in the central business district.	Ongoing	Ongoing	Business groups	gen fund, grants/loans, donations
29	Encourage service-type businesses to locate on the fringe of the central business district.	Ongoing	Ongoing	Business groups	gen fund, grants/loans, donations
<b>Goal 4: Marine City is home to great neighborhoods where people want to live and interact with the community</b>					
30	Encourage new residential development within the City.	2018	Ongoing	Developers	gen fund, grants/loans, donations
31	Restore and maintain the stability and viability of existing residential areas.	Ongoing	Ongoing	Community groups, residents	gen fund, MSHDA grants/loans, other grants/loans
32	Require new residential development to be visually attractive and environmentally acceptable. Preserve the natural features of each sit, such as woods, topography, drainage, and retention areas.	2018	Ongoing	Developers, community groups	gen fund, grants/loans, donations
33	Allow for a variety of dwelling unit types and sizes for ownership and rental by all age groups and income levels.	2018	Ongoing	Developers, community groups	gen fund, grants/loans, donations
34	Discourage incompatible non-residential uses from locating in residential neighborhoods.	Ongoing	Ongoing	Developers, community groups	gen fund, grants/loans, donations
35	Discourage uses that would increase traffic on residential streets.	Ongoing	Ongoing	Developers, community groups	gen fund, grants/loans, donations
36	Permit manufactured housing that is aesthetically compatible with site built housing to be located wherever comparable housing is located.	2018	Ongoing	Developers	gen fund, grants/loans, donations
37	Participate in Michigan State Housing Development Authority (MSHDA) grant programs focused on neighborhood improvement and housing rehabilitation.	2018	Ongoing	MSHDA, St. Clair County Metropolitan Planning Commission	MSHDA grants/loans, gen fund
38	Promote infill development of adequately sized vacant lots in existing developed areas.	Ongoing	Ongoing	MSHDA, developers	gen fund, grants/loans, donations
<b>Goal 5: The City has a diverse industrial mix that adds value to the local and regional economy</b>					
39	Work with partners to support manufacturing and services capable of serving the needs of residents and businesses in the area.	Ongoing	Ongoing	Business groups, EDA of St. Clair County, MEDC, MDEQ, SC4, Michigan Works	grants, loans, gen fund
40	Work with partners to market available cost-effective, adequately-sized industrial sites that are compatible with the surrounding area.	2018	Ongoing	Business groups, EDA of St. Clair County, SCC Brownfield Redevelopment Authority	SCC Brownfield Redevelopment Authority, EPA grants/loans, MDEQ grants/loans, MEDC, gen fund
41	Provide adequate roads, utilities, and transportation facilities to service existing and planned industrial areas.	Ongoing	Ongoing	Business groups, MDOT, Road Commission	grants, loans, gen fund, transportation funds
42	Provide buffering of industrial uses from adjacent residential uses and from less intensive land uses through the use of appropriate regulations and smart siting	2018	Ongoing	Businesses, business groups	grants, loans, gen fund
43	Require future industrial developments to provide adequate on-site off-street parking facilities.	2018	Ongoing	Businesses, business groups	grants, loans, gen fund, transportation funds
44	Ensure that future industrial development does not emit excessive amounts of noise, fumes, smoke, vibrations, or other pollutants.	Ongoing	Ongoing	Businesses, business groups	SCC Brownfield Redevelopment Authority, EPA grants/loans, MDEQ grants/loans, MEDC, gen fund
45	Encourage the proper redevelopment/rehabilitation of abandoned industrial sites, so as to limit the negative impacts on neighboring lands and assist in actively marketing these sites for re-use.	2018	Ongoing	EDA of St. Clair County, SCC Brownfield Redevelopment Authority, MDEQ, MEDC	SCC Brownfield Redevelopment Authority, EPA grants/loans, MDEQ grants/loans, MEDC, gen fund



## MARINE CITY MASTER PLAN IMPLEMENTATION MATRIX

#	TASK DESCRIPTION	BEGIN WHEN	COMPLETE BY WHEN	POTENTIAL PARTNERS	POTENTIAL FUNDING SOURCES
<b>Goal 6: Transportation and mobility for all users are considered in planning and development decisions</b>					
46	Provide a complete road system within the City, including major, collector, and local roads.	Ongoing	Ongoing	Community groups, business groups,	gen fund, federal-aid funds, grants
47	Obtain necessary rights-of-way dedications and reservations for road projects and nonmotorized trails.	Ongoing	Ongoing	Property owners, St. Clair County PARC	gen fund, federal-aid funds, grants, PARC Millage
48	Work with MDOT and the St. Clair County Road Commission to ensure a proper relationship exists between planned road improvements and the City's desired future land use pattern.	Ongoing	Ongoing	Road Commission, MDOT, SEMCOG	gen fund, federal-aid funds, grants
49	Provide opportunities for pedestrian circulation along existing and planned road systems through a coordinated program of sidewalk construction and maintenance.	Ongoing	Ongoing	Community groups, business groups	gen fund, federal-aid funds, grants
50	Limit points of ingress/egress on major roads to improve safety and retain the traffic carrying capacity of the roadway.	Ongoing	Ongoing	Business groups	gen fund, federal-aid funds, grants
51	Eliminate as many points of conflict as possible between automobiles, trucks, bicycles, and pedestrians.	Ongoing	Ongoing	Road Commission, SEMCOG	gen fund, federal-aid funds, MDOT grants, MDNR grants
52	Implement a regular program of scheduled pavement maintenance, paving, repaving, curb and gutter construction, etc.	Ongoing	Ongoing	Community groups, business groups	gen fund, federal-aid funds, MDOT grants
<b>Goal 7: The City offers high quality recreational opportunities for residents and visitors</b>					
53	Provide parks and recreation opportunities and amenities for citizens of all ages and abilities.	2018	Ongoing	Neighboring communities, PARC, MDNR	PARC Millage, gen fund, MDNR grants, MDEQ grants
54	Promote Marine City as a waterfront "Trail Town" that offers experiences other communities cannot.	2018	Ongoing	County, BWCVB, EDA, chamber of commerce, community groups, business groups	gen fund, MDNR grants, MDEQ grants, other grants, foundations, donations
55	Ensure the City has adequate financial resources for parks and recreation facilities and programs.	Ongoing	Ongoing	Community groups	PARC Millage, gen fund, MDNR grants, MDEQ grants, foundations, donations
56	Deliver outstanding recreation programming and quality public services to all stakeholders.	Ongoing	Ongoing	Community groups, neighboring communities	PARC Millage, gen fund, MDNR grants, MDEQ grants, foundations, donations
57	Develop existing park facilities with features and amenities that bring citizens and visitors back on a regular basis.	2018	2022	Community groups	PARC Millage, gen fund, MDNR grants, MDEQ grants, foundations, donations
58	Support the continued development and utilization of an interconnected system of land and water trails in Marine City and beyond.	2018	2022	St. Clair County PARC, Road Commission, neighboring communities	PARC Millage, gen fund, MDNR grants, MDEQ grants, foundations, donations
59	Expand the range of recreation facilities available to residents.	2018	Ongoing	Community groups, business groups	PARC Millage, gen fund, MDNR grants, MDEQ grants, foundations, donations
<b>Goal 8: Public facilities and services are provided efficiently and cost-effectively</b>					
60	Provide a water and sewer system that meets the needs of current and future City residents and businesses and protects the environment.	Ongoing	Ongoing	Neighboring communities	gen fund, grants, infrastructure loans
61	Stage any sewer or water installations to provide efficient growth and revenues to pay for the system.	2018	Ongoing	Neighboring communities	gen fund, grants, infrastructure loans
62	Develop an updated marina study to identify an appropriate location for a transient marina facility.	2018	2019	Business groups, community groups	gen fund, grants, foundations, donations
63	Identify an appropriate location for a new City Hall building and develop a long-term plan for financing its development.	2018	2019	Community groups, business groups	gen fund, grants, foundations, donations





## Function

Community wayfinding signs are part of a coordinated and continuous system of signs that direct tourists and other road users to numerous key civic, cultural, visitor, and recreational attractions and other destinations within a city or a local urbanized or downtown area. This type of signing is used to support established community-wide plans promoting attractions and destinations within a community. Community wayfinding signs are a type of destination guide sign for conventional roads, with a common color and/or unique header. Such signing shall not be installed on freeways, including interchange ramps. Community wayfinding signing is not meant for a single destination or area within a community. Examples of designs and sign placement used are shown in the figures.

The sign system should be established on a local municipal or equivalent jurisdictional level or an urbanized area of adjoining municipalities or equivalent that form an identifiable geographic entity that is conducive to a cohesive and continuous system of signs. Community wayfinding signs shall not be used on a regional or statewide basis.

Signing for attractions, as noted above, is considered secondary to primary signing needs. Community wayfinding signs shall not interfere with other signs of greater importance as outlined in Signing Priorities and shall not be installed where adequate spacing cannot be provided between the community wayfinding sign and other higher priority signs. Community wayfinding signs shall not be installed in a position where they would obscure the road users' view of other traffic control devices and shall not be mounted overhead.

Highway signing is not intended for the purpose of advertising for the facility, but to direct and guide unfamiliar traffic seeking the attraction or destination. Community wayfinding signs should not be used to provide direction to primary destinations eligible for signs in other sections of this Guideline or highway routes or streets. Destination or other guide signs should be used for this purpose and shall have priority over any community wayfinding sign in placement, prominence, and conspicuity. If destinations that would be eligible for signs in other sections of this Guideline are part of an established community-wide plan, then all existing Department non-freeway signs shall be removed once the community wayfinding signs are in place.

## Design

The Department will permit municipalities (cities, villages, and urban townships) or equivalent jurisdictional areas with established community wayfinding plans, to install



signs within Department right-of-way, within their jurisdiction, to attractions and other destinations away from the state trunkline system, subject to the following requirements:

1. The proposed use shall not interfere presently or in the foreseeable future with construction, reconstruction, operation, and maintenance of the non-freeway involved. Permit applications will only be considered from municipalities.
2. The municipality requesting the signs shall be responsible for all work and costs associated with sign fabrication, sign supports, installation, and all future maintenance. Any requests for signs shall be accompanied by a resolution of support from the municipality and will include a commitment of the agency to permit requirements, installation, maintenance, and all associated costs of the signs.
3. Use of Department right-of-way shall require approval through the permit process. An "Individual Application and Permit" (Form 2205) must be completed by the municipality for each sign location and returned to the appropriate Transportation Service Center Office for processing.
4. All permit applications shall be reviewed by the Transportation Service Center's Traffic and Safety Representative for compliance with traffic operational and safety requirements before approval. Before any community wayfinding sign system is permitted by the Department, any existing illegal advertising billboards pertaining to attractions and destinations within the established plan shall be removed.
5. The design of the signs and their locations shall be approved by the Transportation Service Center's Traffic and Safety representative before fabrication begins.
6. Any proposed construction or use must conform to Department standards with respect to setback requirements, spacing with other Department signs, as well as standards for breakaway or yielding type supports.
7. Community wayfinding signing shall not be installed on freeways including interchange ramps.
8. Color coding or pictographs may be used on community wayfinding signs to help road users distinguish between multiple potentially confusing traffic generator destinations located in different neighborhoods or subareas within a community or area. Pictographs are a pictorial representation used to identify a governmental jurisdiction, an area of jurisdiction, a governmental agency, a governmental-approved university or college, or a government-approved institution.



If coding is to be utilized in a community wayfinding system, the color coding or pictograph may be included on signs posted at the boundary of the community wayfinding signing area. This boundary informational sign shall have a white legend and border on a green background.

The color coding or pictographs shall apply to a specific, identifiable neighborhood or geographical subarea within the overall area covered by the community wayfinding system. Color coding or pictographs shall not be used to distinguish between different types of destinations within the same designated neighborhood or subarea. Color coding shall be accomplished by the use of different colored square or rectangular panels on the face of the sign, each positioned to the left of the neighborhood or named geographic area to which the color-coding panel applies. The height of the colored square or rectangular panels shall not exceed two times the height of the upper-case letters of the principal legend on the sign. If a pictograph is used, its height shall not exceed two times the height of the upper-case letters of the principal legend on the sign. Except for pictographs, symbols that are not approved for use on guide signs per the *Michigan Manual on Uniform Traffic Control Devices* (MMUTCD) shall not be used on community wayfinding signs.



## Examples of Community Wayfinding Signs

### A – Community Wayfinding Signs with Headers



### B – Color Coded Community Wayfinding Signs



Boundary Informational Sign

9. Except for the boundary informational sign, community wayfinding signs may use background colors other than green in order to provide color identification for the wayfinding destinations by geographical area within the overall wayfinding system. Color coded community wayfinding signs may be used with or without the boundary informational sign displaying corresponding color coding panels described above in number 8. In order to minimize possible confusion with critical, higher-priority regulatory and warning sign color meanings readily understood by road users, the standard highway sign colors of red, orange, yellow, purple, or the fluorescent versions thereof: fluorescent yellow-green and fluorescent pink, shall not be used as background colors for community wayfinding signs.
10. A unique header may be used on a community wayfinding sign assembly, or incorporated into the overall design of a community wayfinding sign, as a means of visually identifying the sign as part of an overall system of community wayfinding signs and destinations. The header consists of a shape, color, and/or pictograph used as a visual identifier for the community wayfinding system for an area. The sizes and shapes of headers shall be



smaller than the community wayfinding signs themselves. Headers shall not be designed to have an appearance that could be mistaken by road users as being a traffic control device. The area of the header should not exceed 1/5 of the area of the community wayfinding sign with which it is mounted in the same sign assembly. If a header is to be used, it shall be used on all community wayfinding signs in the system.

11. Community wayfinding signs, exclusive of any header used, should be rectangular in shape. The maximum width of the community wayfinding sign will be 8 feet. The maximum area will be 32 square feet. All messages, borders, legends, and backgrounds of community wayfinding signs and any headers shall be retroreflective. The legend for destinations shall be white. The maximum area of the header will be 6 square feet.

Wayfinding signs are limited to three destinations per sign. The closest destination lying straight ahead shall be at the top of the sign and below it the closest destinations to the left and to the right, in that order. Arrows pointing to the right shall be at the extreme right of the sign, and arrows pointing left or up shall be at the extreme left. Horizontal lines of a color that contrasts with the sign background color should be used to separate groups of destinations by direction from each other.

Abbreviations should be kept to a minimum, and should include only those that are commonly recognized and understood per the MMUTCD.

12. The lettering style used for destination and directional legends shall be Standard Highway Alphabet or Clearview font. A lettering style other than these may be used on community wayfinding signs if an engineering study determines the legibility and recognition values for the chosen lettering style meet or exceed the values for the Standard Alphabets for the same legend height and stroke width.

The minimum letter heights are provided below in the table. The lettering for destinations on community wayfinding signs shall be a combination of lower-case letters with initial upper-case letters. All other word messages shall be in upper-case letters. An example of other word messages is PARKING.

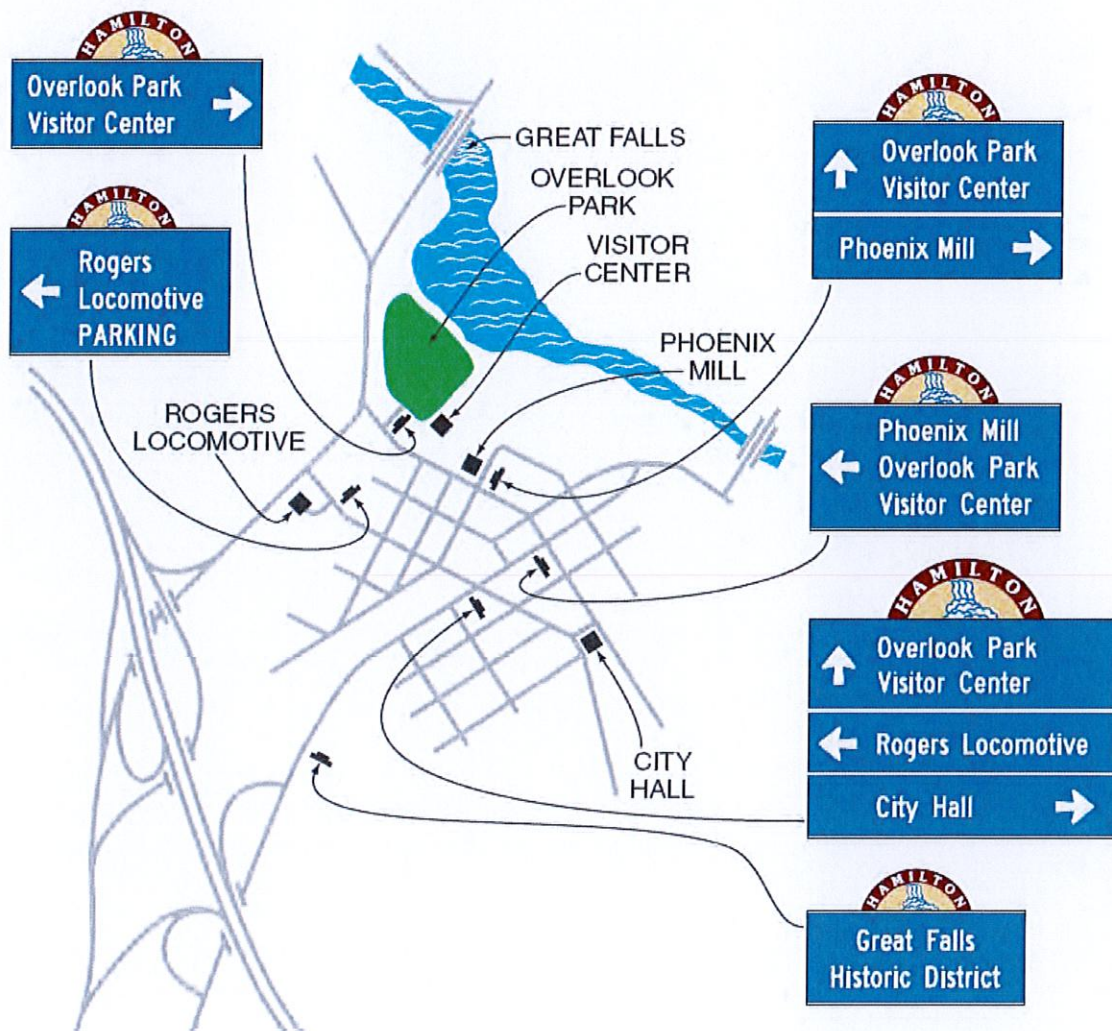
Posted Speed (mph)	Minimum Legend Height	
	Destinations	Other Word Messages
30 to 55	6 inch UPPERCASE/ 4.5 inch lowercase	6 inch UPPERCASE
25 or less	4 inch UPPERCASE/ 3 inch lowercase	4 inch UPPERCASE

The above requirements do not apply to the header. Smaller legend may be used for wayfinding signs intended only for pedestrians.



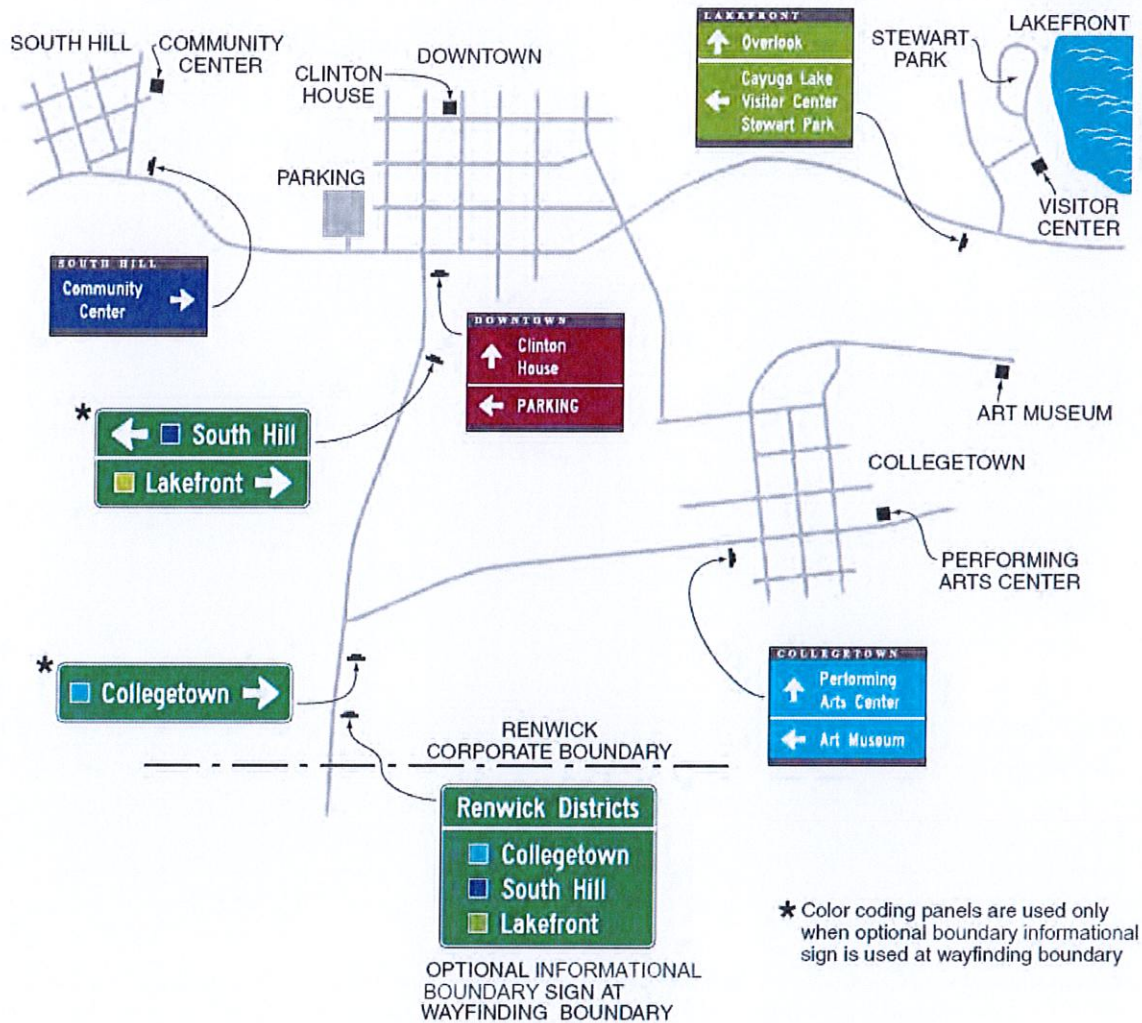
13. The name(s) of local official(s), internet and e-mail addresses, including domain names and uniform resource locators (URL) will not be allowed on community wayfinding signing. Business logos, commercial graphics, or other forms of advertising shall not be used on community wayfinding signs.
14. The sign shall not have internal or external illumination or animation.
15. A maximum of two signs per intersection, one per direction will be permitted.

#### Example of a Community Wayfinding Sign System

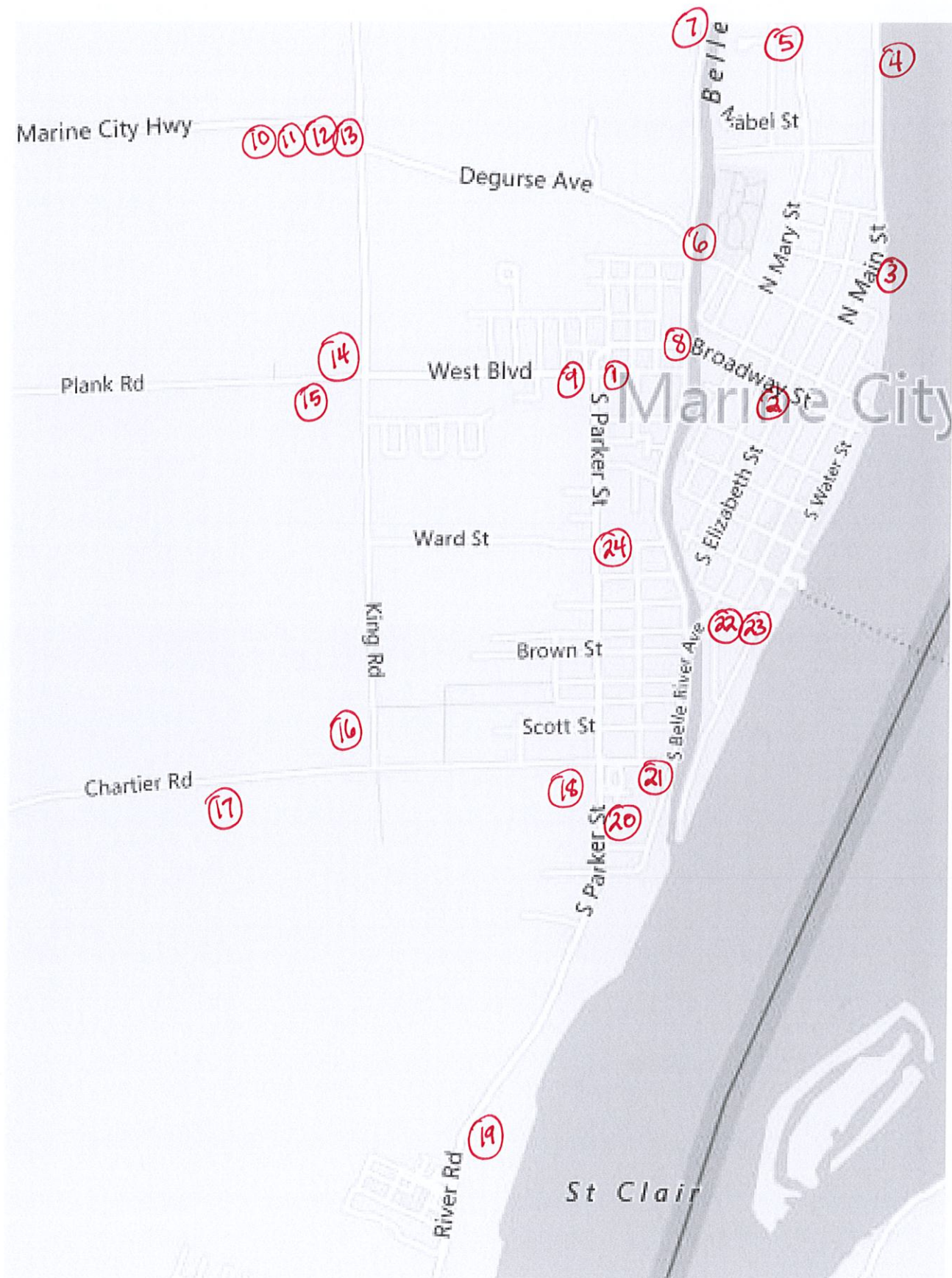




## Example of a Color-Coded Community Wayfinding Sign System



















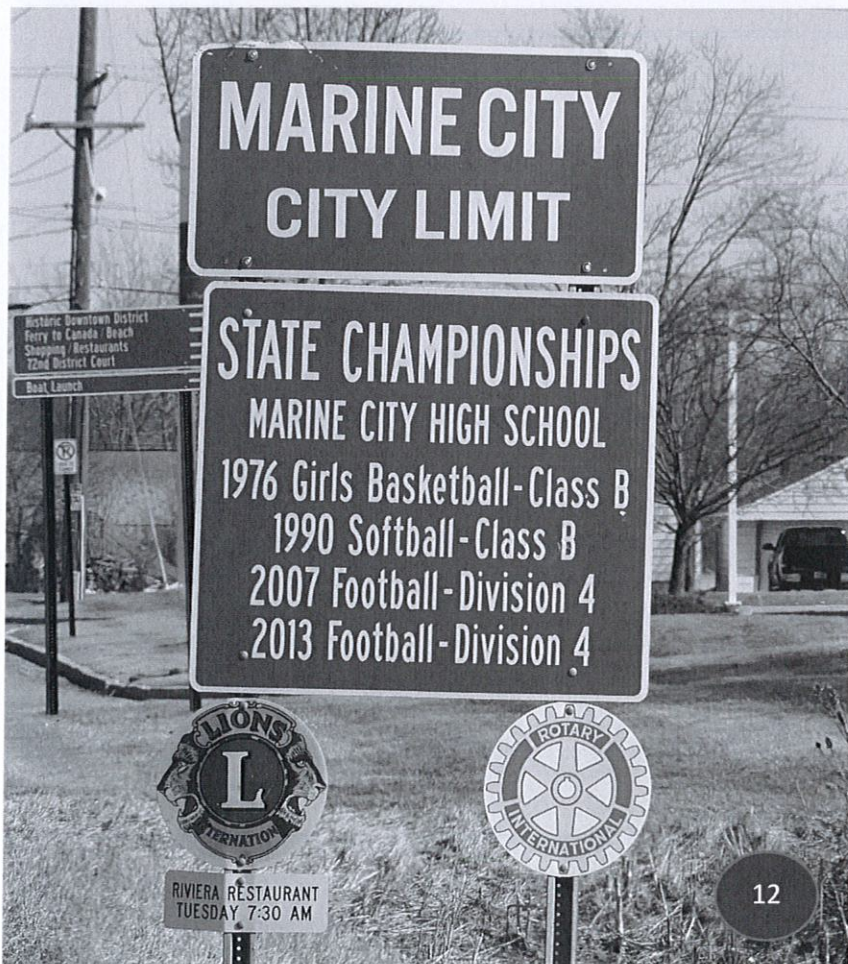








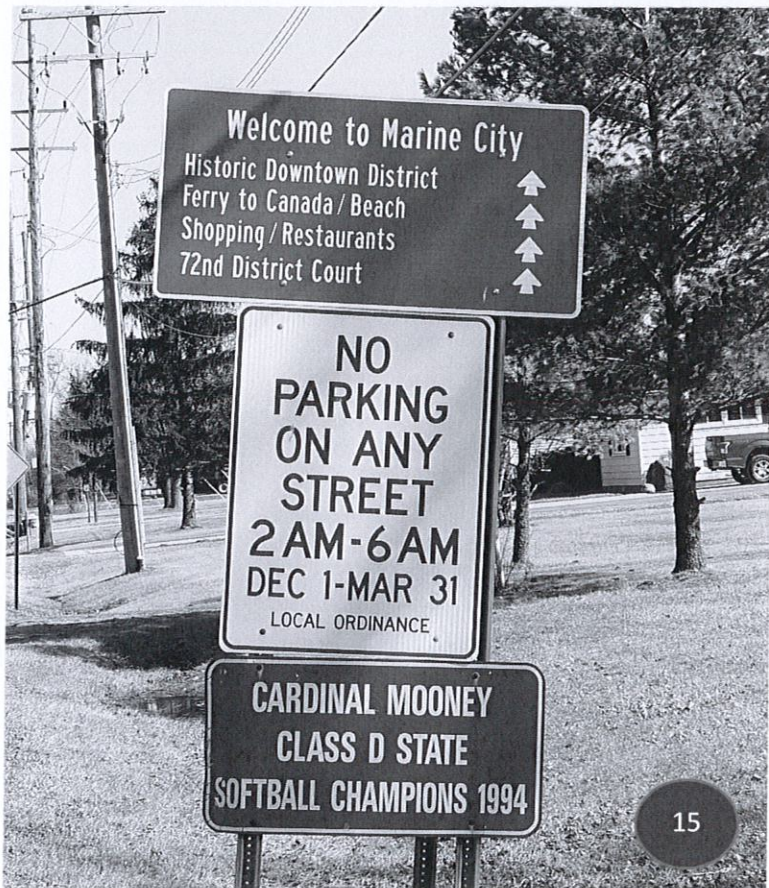




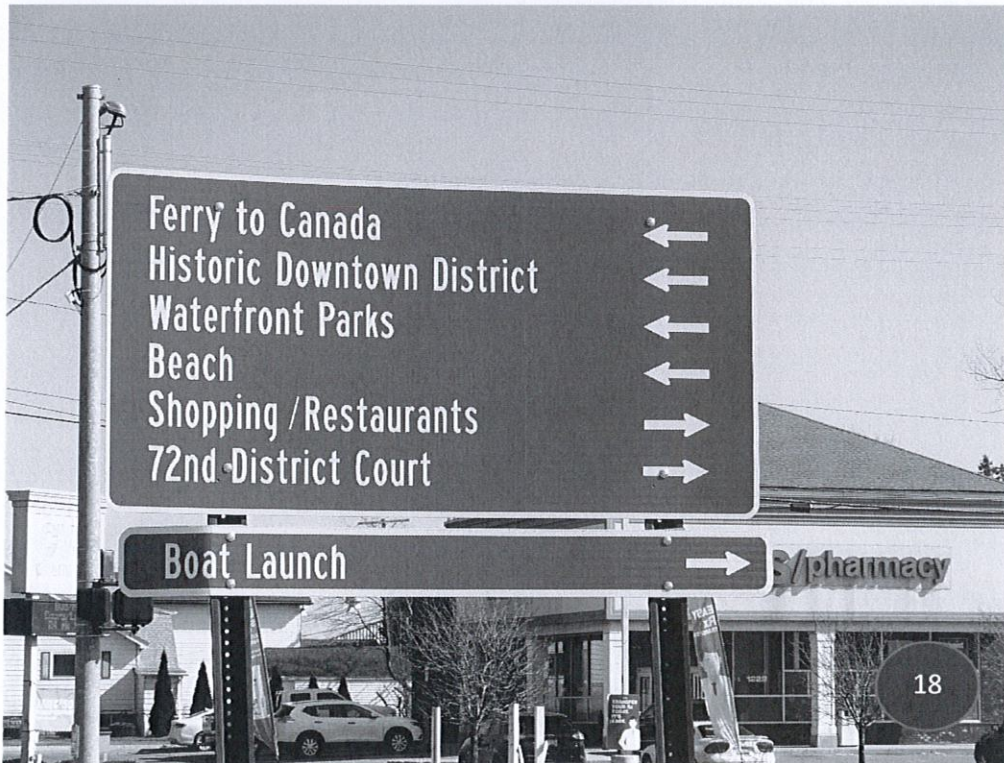


























303 S. Water Street, Marine City, Michigan 48039

**Property sought to be rezoned:**

<b>Address:</b>	6215 King Road	Marine City	MI	48039
	Street	City	State	Zip

**Parcel #:** 74-02-001-2030-060 **Acreage:** 0.8

Frontage: 100 feet Depth: 350 feet

Located between West Blvd Street, and Degurse Street

**Legal Description:** BEG N 1D 27M W 748' FROM W 1/4 COR, TH N 1D 27M W 100', TH E 350', TH S 1D 27M E 100', TH W 350' TO BEG SECTION 1 T3N R16E 0.8 A

☐ Copy of Legal Description Attached.

Present Zoning B-2 Proposed Zoning: I-1

R-1A	One-Family Residential	R-1B	One-Family Residential	R-M	Multiple-Family Residential
B-1	Central Business District	B-2	General Business District	W-M	Waterfront Recreation & Marina
I-1	Light Industrial	I-2	Heavy Industrial	MHP	Mobile Home Park
P-1	Vehicular Parking				

**Present Land Use:** Vacant                      **Proposed Land Use:** Mini Storage

**Proposed Building(s):** 13,500 SF, see attached site plan



REZ # 18-01

Please submit 10 folded copies of a boundary survey, topographic survey, plot or site plans showing the lot or parcel in question and the intended layout which will be helpful in consideration of this application. These prints are made a part of this petition and are drawn to scale.

Property Owner(s) Name: Beindt Investments, LLC

Address: 6215 King Road Marine City MI 48039  
Street City State Zip

Phone: 313-363-8868 Fax: \_\_\_\_\_ Email: preferredglass1@yahoo.com

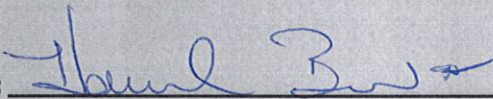
Applicant(s) Name: Same

Address: \_\_\_\_\_  
Street City State Zip

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

I (We), the undersigned, do hereby make application to and petition the Planning Commission to amend the City Zoning Ordinance and change the Zoning Map of the City of Marine City as hereinafter requested, and in support of this application.

I (We) have attached a statement hereto indicating why, in my opinion, the change requested is necessary for the preservation and enjoyment of substantial property rights, and why such change will not be detrimental to the public welfare, nor the property of other persons located in the vicinity thereof.

Property Owner's Signature: 

Dated: 2/2/18

Applicant's Signature: \_\_\_\_\_

Dated: \_\_\_\_\_



REZ # 18-01

**Return to:** City of Marine City  
303 South Water Street  
Marine City, Michigan 48039

**OFFICE USE**

**Fee Amount Paid:** \$200.00

**Date Paid:** 2-6-2018

**Reviewed by:** [Signature]  
Building Official

\_\_\_\_\_  
City Manager

**PLANNING COMMISSION'S RECOMMENDATION TO CITY COMMISSION:**

Approve: \_\_\_\_\_

Denied: \_\_\_\_\_

Meeting Date: \_\_\_\_\_



# 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:** Elaine Leven, City Manager  
**From:** Susan Wilburn, Building Official  
**Date:** February 5, 2018  
**Subject:** Preferred Glass Mini Storage Parcel # 02-001-2030-026  
6215 King Rd.

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**Re:** Preferred Glass Mini Storage Re-Zoning.

Attached with this memo are the site plan and elevation drawings for a proposed storage building.

This building is proposed to be built on the property directly to the south of the existing Preferred Glass Mini Storage site. The site plan was reviewed by Wade Trim and approved by the Planning Commission on January 11, 2016.

**The current zoning for this B-2, General Business District:** Storage units are not listed in allowable uses for this zoning district.

The property owner is requesting that the property be re-zoned to L-1, Light Industrial. \*According to the City's draft Future Land Use Plan, that area is shown as being planned for future Industrial use. So it would seem that the Master Plan supports a rezoning to the I-1 District.

## **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.

(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;

(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.

\*If the re-zoning is approved, the owner would require special approval for the use by the Planning Commission.



-Drainage to conform to all requirements and standards of the City of Marine City, St. Clair County Road Commission, Drain Commission (clearance letter or permit required), and Health Department.

-The proposed storage building meets the set back and height requirements for L-1 zoning.

***Summary:***

Upon receiving Planning and Zoning approval, 3 complete sets of detailed site plan and architectural drawings will be required. These drawings will be subject to the Building Official's and possibly 3<sup>rd</sup> party plan review approval.



**300 FOOT NOTICE**  
**Mailing Address List:**

952 West Blvd  
1098 West Blvd  
6135 King Road  
001-2030-006 Metropolis Street  
6211 King Road  
6215 King Road  
6219 King Road  
002-2000-100 King Road  
6221 King Road  
6232 King Road  
925-0066-000 Metropolis Street  
925-0069-000 King Road  
001-2030-060 King Road



**PUBLIC NOTICE**

**CITY OF MARINE CITY  
PLANNING COMMISSION**

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, March 12, 2018 at 7:00 PM in the Marine City Fire Hall, 200 South Parker Street, Marine City, Michigan 48039, to consider an application for rezoning as follows:

**ZONING CASE NO. REZ: 18-01:**

**Applicant, Beindt Investments, LLC**, are requesting the rezoning of their property located at **6215 King Road, Marine City** from **B-2, General Business District** to **I-1, Light Industrial**. The legal description of the subject property, as currently shown on the tax roll, is as follows:

**Parcel # 74-02-001-2030-026**

**COMM AT THE W ¼ CORNER OF FRACTIONAL SEC 1; TH N 1D 27M 0S W 848.00' ALG W LINE AND CENTERLINE OF KING RD TO POB; TH N 1D 27M 0S W 155.75', TH S 89D 44M 43S E 744.12', TH S 4D 8M 13S E 152.79', TH W 751.19' TO POB EXCLUDING THE W 50.03' FOR KING RD ROW CONT'G 2.45 ACRES T3N R16E**

Citizen comments are welcome and may be given in person at the Public Hearing. Written comments will also be received at the Marine City Offices, Planning Commission, 303 South Water Street, Marine City, Michigan 48039, until 5:00 pm on March 12, 2018. The application is on file at the City Offices and may be inspected during regular business hours.

Kristen Baxter  
City Clerk  
February 15, 2018