

**City of Marine City
Planning Commission Meeting
September 9, 2019**

A regular meeting of the Marine City Planning Commission was held on Monday, September 9, 2019, in the Fire Hall, 200 South Parker Street, Marine City, Michigan, and was called to order by Chairperson Moran at 7:00pm.

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

Present: Chairperson Joseph Moran; Commissioners Graham Allan, Trent Attebury, William Beutell, Keith Jenken, Brian Ross; City Commissioner William Klaassen; Building Official Susan Wilburn; City Manager Elaine Leven; City Clerk Kristen Baxter

Communications

None.

Public Comment

No residents addressed the Board.

Approve Agenda

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

Approve Minutes

Motion by Commissioner Attebury, seconded by Commissioner Allan, to approve the June 10, 2019 meeting minutes. All Ayes. Motion Carried.

Unfinished Business

None.

New Business

Site Plan Review – 1300 Degurse – Zimmerman Development

Applicant Craig Zimmerman stated that the building will be a private garage to store his hobbies, such as vehicles and boats.

Building Official Wilburn referred the Board to the Site Plan Review completed by Wade Trim who noted several concerns. The concerns were addressed by the Board with the outcome as follows:

Item #1 – Trash Receptacle Pad

The applicant stated that since this was not a commercial building he would handle the trash inside and would not require an outdoor trash receptacle pad.

Item #2 – Proposed Signs

The applicant stated that since this is to be a private building, no signs would be used.

Items #3, 4, 5 – Landscaping

The applicant stated that he would comply with items #3-5 which addressed landscaping requirements. The Board said they would waive the landscaping certificate so long as the landscaping was compliant with the ordinance.

Item #6 – Off-Street Loading Spaces

Architect Larry Nichols stated that due to a clerical error, the loading space was actually 10' x 50' which complied with the ordinance.

Item #7 – Off-Street Parking

To address off-street parking, the Board suggested removing 2-3 parking spots in front of the building so that they wouldn't encroach upon the front yard setback. It was suggested that the applicant could add more parking spaces to the rear of the building, if necessary.

Item #8 – Office Portion Have Brick Facade

After discussion, it was determined by the Board that since it was a private garage with no designated office space, the brick façade requirement should not apply.

Motion by Commissioner Beutell, seconded by Commissioner Attebury, to approve the Site Plan for Zimmerman Development subject to conditions spelled out by Wade Trim and agreed to by the Board. All Ayes. Motion Carried.

Adjournment

Motion by Commissioner Allan, seconded by Commissioner Beutell, to adjourn at 7:40 pm. All Ayes. Motion Carried.

Respectfully submitted,

Kristen Baxter
City Clerk