

**City of Marine City  
Planning Commission Meeting  
November 11, 2019**

A regular meeting of the Marine City Planning Commission was held on Monday, November 11, 2019, in the Fire Hall, 200 South Parker Street, Marine City, Michigan, and was called to order by Chairperson Moran at 7:07 pm.

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

**Present:** Chairperson Joseph Moran; Commissioners William Beutell, Brian Ross; City Commissioner William Klaassen; City Manager Elaine Leven; City Clerk Kristen Baxter

**Absent:** Commissioners Graham Allan, Trent Attebury, Keith Jenken

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

**Communications**

None.

**Public Comment**

No residents addressed the Board.

**Approve Agenda**

Motion by Commissioner Beutell, seconded by Commissioner Ross, to approve the Agenda with the following amendment:

**Add:** Item #9-D Marijuana Zoning

All Ayes. Motion Carried.

**Approve Minutes**

Motion by Commissioner Ross, seconded by City Commissioner Klaassen, to approve the September 9, 2019 meeting minutes. All Ayes. Motion Carried.

## **Unfinished Business**

None.

## **New Business**

### Zoning Code Amendments (Chapter 160)

The following sections were discussed from Chapter 160 of the Zoning Code Amendments:

- Nautical Mile District Section 160.124 (Off-Street Parking)
- Nautical Mile District Sections 160.175-160.183
- Front Yard Parking Section 160.214 (B)
- Site Plan Phasing Section 160.300
- Temporary Signage Section 160.220 (B)(6)

Proposed amendments for each section were reviewed and discussed by the Board. The Board asked for clearer language from Wade Trim on several of the sections. City Manager Leven to bring the revisions back to the Board for discussion at the December 9, 2019 meeting.

### Recess

The Board took a brief recess at 8:12 pm.

### Master Plan Update

The Board discussed several options of incorporating the Coastal Area Development Plan (Nautical Mile District) into the Master Plan. City Manager Leven said she supported the idea due to the time that was put into the document nearly 40 years ago. By implementing it into the Master Plan she said, would prevent the document from being lost and forgotten. She suggested each Board member review the Nautical Mile District and bring back feedback to the December 9<sup>th</sup> meeting on what pages should be incorporated into the Master Plan.

Other suggested updates to the Master Plan are as follows:

- Integrate the City's actual Capital Improvement Plan (instead of the one created by the County which isn't consistent with the City's Plan)

- Remove any reference to City buildings in the Master Plan; they cannot be sold in the future without removing them

City Manager outlined the process of updating the plan and said the next step was for the Planning Commission to authorize sending a Notice of Intent to Plan letters to adjacent communities, County Planning Commission, and utilities operating in the community.

Motion by Chairperson Moran, seconded by Commissioner Ross, to authorize the City Clerk to send out Notice of Intent to Plan letters. All Ayes. Motion Carried.

#### Review of St. Clair County Metro Planning Commission Training

Chairperson Moran, Commissioner Ross, and City Commissioner Klaassen, reported on the training they received at the MPC Fall Workshop on October 28, 2019. In addition to extensive information provided on the current lake levels and drainage, they received training on how to review and understand site plans.

#### Marijuana Zoning

Chairperson Moran advised the Board that the City Commission, at their November 7<sup>th</sup> meeting, had voted on having the Planning Commission determine whether there were places in Marine City for marijuana processing and/or retail. He said that the City Manager and City Attorney were working on language to provide to the Planning Commission at their December 9<sup>th</sup> meeting.

#### **Adjournment**

Motion by Commissioner Beutell, seconded by City Commissioner Klaassen, to adjourn at 8:50 pm. All Ayes. Motion Carried.

Respectfully submitted,

Kristen Baxter  
City Clerk