**City of Marine City**

**Planning Commission Meeting**

**February 10, 2020**

A regular meeting of the Marine City Planning Commission was held on Monday, February 10, 2020 in the Fire Hall, 200 South Parker Street, Marine City, Michigan, and was called to order by Chairperson Moran at 7:00 pm.

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, Brian Ross; City Commissioner William Klaassen; City Manager Elaine Leven, City Clerk Kristen Baxter**

**Absent: Commissioner Keith Jenken**

**Communications**

Motion by Commissioner Allan, seconded by Commissioner Attebury, to appoint Commissioner Ross as representative to serve on the Land Use Advisory Group for the County Master Plan update. All Ayes. Motion Carried.

**Public Comment**

No residents addressed the Board.

**Approve Agenda**

Motion by Commissioner Attebury, seconded by Commissioner Allan, to approve the Agenda with the following amendment:

 Move New Business (Items #9-A, B, C) before Unfinished Business (Items 8-A, B)

All Ayes. Motion Carried.

**Approve Minutes**

Motion by Commissioner Ross, seconded by Commissioner Beutell, to approve the January 13, 2020 meeting minutes. All Ayes. Motion Carried.

**New Business**

Lot Split – Brian K. Crampton

Motion by Chairperson Moran, seconded by Commissioner Allan, to approve the Site Plan, as presented. All Ayes. Motion Carried.

Site Plan – Infuz Architects

Vince Cataldo of Infuz Architects advised that the proposed 23,247 square foot building would be mixed-use with commercial on the bottom floor and condominium units on the second and third floors.

The Board questioned whether or not the Site Plan was subordinate to the permitted use.

A long discussion took place on what the ordinance interpretation was and did it comply with the B-1 ordinance.

City Commissioner Klaassen stated that for definition interpretation, the proper channel was to go to the Zoning Board of Appeals.

Commissioner Attebury suggested updating the language in the ordinance to make sure it covered the intent.

Commissioner Beutell said he agreed with Commissioner Attebury, and asked for clarification of the ordinance in the future.

Commissioner Allan stated that his interpretation was that the subordinate language was relating to retail and said that the business portion should be the larger part to prevent downtown from becoming overly residential.

Commissioner Klaassen stated that as long as the ground floor was commercial, residential was allowed above it.

Chairperson Moran summarized the conversation and said that the Board had two choices: 1) vote to accept that the subordinate phrase was interpreted as meeting the subordinate clause; 2) determine that this was an issue for the Zoning Board of Appeals.

The Board, as a whole, decided that the Site Plan met the permitted use requirements for B-1.

The Board then addressed the letter from Wade Trim dated January 27, 2020:

1) Trash: Applicant stated the building would have a trash shoot with hopper for collection for both residential and commercial. Waste Management will pick up, no dumpster will be used, and they are exploring the use of a trash compactor. This will be managed by a building superintendent.

2) Setbacks: Applicant stated that they will apply to the Zoning Board of Appeals for variance approval.

3) Easement: DTE has drafted a utility easement, and the applicant has a verbal agreement with the owners of Inn on Water Street and property to the south.

4) Fencing: Owners of adjacent property (Inn on Water Street) agreed to allow applicant to take the fence down.

5) Nautical Theme: Board found the nautical theme elements acceptable.

Motion by Chairperson Moran, seconded by Commissioner Allan, to approve the Site Plan as the Planning Commission agreed it does comply with the B-1 ordinance in that the residential areas are secondary to commercial areas. The builder agreed with contingencies such as rooftop screening, applying to ZBA for a variance on the setback, obtaining easements from property owners to the south for fence removal and extension of sidewalk. Applicant will submit required condominium documents and plans for proposed storm drainage. All Ayes. Motion Carried.

2019 Planning Commission Annual Report

Motion by Commissioner Allan, seconded by Commissioner Ross, to accept the 2019 Planning Commission Annual Report, with the addition of the Parks Plan. All Ayes. Motion Carried.

**Unfinished Business**

Zoning Code Amendments (Chapter 160)

Adam Young, Planning Representative from Wade Trim, walked the Board through

the proposed amendments for the following ordinances:

* 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)

Revised ordinances, along with an updated zoning map, will be brought back for approval by the Board.

Master Plan Update

A final copy of the subcommittee’s recommendation of what pages/concepts of the Coastal Area Development Plan (Nautical Mile District) should be incorporated into the Master Plan was prepared by Commissioner Ross.

Motion by Chairperson Moran, seconded by Commissioner Allan, to approve adopting the recommended pages/concepts into the Master Plan. All Ayes. Motion Carried.

March 9, 2020 Meeting

City Clerk Baxter advised that the fire hall would be set up for the Presidential Primary election for the morning following the meeting date. She asked if the Board could meet on another date. Board members decided that if no applications were turned in for Board approval, the meeting could be postponed.

Motion by Commissioner Allan, seconded by City Commissioner Klaassen, to postpone March 9, 2020 meeting due to the election, unless application approval was necessary.

All Ayes. Motion Carried.

**Adjournment**

Motion by Commissioner Beutell, seconded by Commissioner Ross, to adjourn at 9:11 pm. All Ayes. Motion Carried.

Respectfully submitted,

 Kristen Baxter

 City Clerk