

**City of Marine City
Planning Commission Meeting
July 13, 2020**

A regular meeting of the Marine City Planning Commission was held on Monday, July 13, 2020 in the Fire Hall, 200 South Parker Street, Marine City, Michigan, with public participation through virtual telephone conference, 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, William Beutell; City Commissioner William Klaassen; City Manager Elaine Leven, City Clerk Kristen Baxter

Absent: Commissioners Keith Jenken and Brian Ross

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

Communications

None.

Public Comment

No residents addressed the Board.

Approve Agenda

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

Approve Minutes

Motion by City Commissioner Klaassen, seconded by Commissioner Allan, to approve the February 10, 2020 meeting minutes. All Ayes. Motion Carried.

Unfinished Business

Zoning Code Amendments (Chapter 160)

Adam Young, Planning Representative from Wade Trim, walked the Board through proposed amendments for the following ordinances and provided an updated zoning map:

- Residential Use Language in B-1 District 160.081(M)
- Off-Street Parking in Nautical Mile District Section 160.214(B)
- Nautical Mile District Sections 160.175-160.183
- Front Yard Parking Section 160.214(B)
- Site Plan Phasing Section 160.300(B)
- Temporary Signage Section 160.220 (B)(6)

Discussion of Sections by the Board included:

Section 160.214(B) Off-Street Parking in Nautical Mile District: The Board decided only the first and last sentences were necessary and asked that the language in between those sentences be removed.

Section 160.175 Nautical Mile District: The Board asked for necessary criteria for items #4 and #6. Adam Young responded and said that only the guidelines of the Marine City Master Plan and Nautical Mile District would need to be updated, not the ordinance.

Section 160.214(B) Front Yard Parking: The ordinance stated that the residential off-street parking spaces shall consist of permanent hard surfaces. The Board asked for clarification of anyone who currently had gravel surfaces. Adam Young replied that anyone who had gravel would be grandfathered in as long as they don't expand the size.

Expansion of the Nautical Mile Map: The Board discussed the pros and cons of adding two additional areas to the Nautical Mile District – a section on Broadway Street and a section on South Belle River Road. Adam Young pointed out advantages of adding the sections which included the requirement for providing parking spaces minimized, the allowance of projecting signs, and additional grant opportunities. A possible disadvantage was having to meet Nautical Mile District design guidelines. Board members felt that that the addition of these sections would assist with growth in the area.

Changes decided on by the Board to include:

- Removing sentence on Section 160.214 Front Yard Parking
- Adding two sections to the Nautical Mile District Map

Motion by Commissioner Beutell, seconded by Commissioner Allan, to accept the draft as presented with one amendment and two additional sections added to the Nautical Mile District Map. All Ayes. Motion Carried.

New Business

Lot Split – Beindit Investments, LLC

Motion by Commissioner Beutell, seconded by Chairperson Moran, to approve the Lot Split, as presented. All Ayes. Motion Carried.

Adjournment

Motion by Commissioner Beutell, seconded by Commissioner Allan, to adjourn at 7:55 pm. All Ayes. Motion Carried.

Respectfully submitted,

Kristen Baxter
City Clerk