**City of Marine City**

**Planning Commission Meeting**

**August 10, 2020**

A regular meeting of the Marine City Planning Commission was held on Monday, August 10, 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 (arrived at 7:14); Keith Jenken; Brian Ross; City Commissioner William Klaassen; City Manager Elaine Leven, Deputy Clerk Michele Goodrich**

**Absent: None**

**Communications**

None.

**Public Comment**

No residents addressed the Board.

**Approve Agenda**

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

**Approve Minutes**

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

**Unfinished Business**

None.

**New Business**

***Public Hearing: Rezoning – Charles Beattie***

Chairperson Moran announced that the Planning Commission would conduct a Public Hearing to receive public comments for and against the proposed rezoning request by Charles Beattie; for vacant property located on Degurse Avenue, located between Degurse Avenue and Gladys Street. The rezoning request as to change the present zoning of R-M to R-1A.

Chairperson Moran opened the Public Hearing at 7:03pm.

No public comments were received.

Chairperson Moran closed the Public Hearing at 7:04pm.

John Monte, of Project Control Engineering, Inc., on behalf of owner Charles Beattie, presented plans that identified the proposed lots and their sizes.

City Commissioner Klaassen stated that he had asked Mr. Monte about mitigation prior to the meeting. Mr. Monte explained to the Board that a portion of the property is in a conservation easement that has already been dedicated per the DEQ. He explained that the site was originally designed several years ago however, the plans became too expensive. He stated that the rezoning of the lots to Single Family Residential would allow the lots to be developed at less density than if they were Multiple-Family Residential.

Commissioner Ross questioned if the future owners of the lots would own the wetlands; Mr. Monte responded that the wetland conservation easement could not be built upon and that information would be recorded in the master deed.

Motion by Commissioner Allan, seconded by Commissioner Ross, to approve the rezoning of the vacant property on Degurse Avenue from Zoning R-M Multiple-Family Residential to R-1A One Family Residential, and to make the recommendation to the City Commission. All Ayes. Motion Carried.

*Nautical Mile District Guidelines for Historical Buildings - Discussion*

City Manager Leven informed the Board that she had not yet received any input from the City Planners.

Commissioner Ross discussed potential guidelines that could be put in place for new construction within the Nautical Mile District, in addition to possible guidelines that must be adhered to prior to the demolition of a historic home. He stated that there was clarity regarding the Nautical Mile District borders however, the term, “nautical theme” is too vague when describing the appearance of buildings located in the Nautical Mile District and that his intention was to maintain the charm of Marine City.

Commissioner Allan asked what the Planning Commission would need to do to create mandatory language regarding what is allowable in the Nautical Mile District. City Manager Leven answered that the zoning ordinances would need to be amended and offered the idea of utilizing form based zoning criteria for the Nautical Mile District. Commissioner Jenken agreed with revising the ordinances.

Commissioner Ross stated he wanted to focus on identifying what a contributing and non-contributing building was and wanted to define “nautical theme” so that there was more clarity for builders and purchasers. Commissioner Allan volunteered to assist. Commissioner Moran recommended that Commissioner Ross provide the Board with what a potential ordinance change would look like and provide guidelines regarding the appearance of a building for purchasers and builders.

**Adjournment**

Motion by Commissioner Jenken, seconded by Commissioner Ross, to adjourn at 7:57 pm. All Ayes. Motion Carried.

Respectfully submitted,

 Michele E. Goodrich

 Deputy Clerk

 Kristen Baxter

 City Clerk