**City of Marine City**

**Planning Commission Meeting**

**August 9, 2021**

A regular meeting of the Marine City Planning Commission was held on Monday, August 9, 2021 at 260 South Parker Street, and was called to order by Chairperson Moran at 7:00 pm.

The Pledge of Allegiance was led by Chairperson Moran.

**Present: Chairperson Joseph Moran; Commissioners Graham Allan, William Beutell, Madelyn McCarthy, Benjamin Heath; City Commissioner William Klaassen; Deputy Clerk Michele Goodrich**

**Absent: Commissioner Keith Jenken, Interim City Manager Itrich**

Motion by Commissioner Allan, seconded by Commissioner Heath, to excuse Commissioner Jenken and Interim City Manager Itrich from the meeting. All Ayes. Motion Carried.

**Communications**

None.

**Approve Agenda**

Motion by Commissioner Beutell, seconded by Commissioner McCarthy, to approve the agenda. All Ayes. Motion Carried.

**Public Comment**

None.

**Approve Minutes**

Motion by Commissioner McCarthy, seconded by Commissioner Beutell, to approve the July 12, 2021 meeting minutes, as amended. All Ayes.Motion Carried.

**New Business**

None.

**Unfinished Business**

Zoning Code Amendments (Chapter 160)

* Off Street Parking in Nautical Mile District Section 160-214(B)

Chairperson Moran opened the discussion by reiterating that the proposed parking ordinance established the ability of the City Commission to further regulate parking within the Nautical Mile District. The proposed change would give builders a 50% reduction for parking requirements in the Nautical Mile District, which if they could not meet, would go before the City Commission. City Commission could then choose to impose a fee or waive the parking requirement. Chairperson Moran advised that if the regulation was not in place, City Commission would not have the ability to impose a fee.

Commissioner Heath stated that the regulation needed to be much more specific and would prefer the areas of the Nautical Mile be differentiated as to what areas would not be required to provide parking.

Wade Trim representative, Adam Young, read the current ordinance in place. He stated that the proposed ordinance for the Nautical Mile extensions would be a benefit to business owners as they would be required to only provide 50% of the current parking requirement. He stated that under the proposed ordinance, City Commission had the ability to require property owners various parking requirements such as: provide 5% parking, or no parking, or establish a fee in lieu of parking which would fund future parking development. In order for City Commission to grant payment in lieu of parking, property owners would need to provide evidence to determine parking ability or inability.

Chairperson Moran questioned if the City Commission would have the ability to waive the parking requirement altogether. Mr. Young stated that the City Commission could not waive the fee however, they could impose a $0 fee. Commissioner Heath expressed his belief that, as the proposed ordinance reads, it would be a deterrent to new business.

Commissioner Allan advised that he would like to leave the existing zero parking requirement for the Nautical Mile District and establish the 50% parking reduction requirement for the Nautical Mile extensions, which was still a benefit as the current ordinance required 100% of the parking requirement.

Chairperson Moran proposed that the Planning Commission be responsible for waiving the parking requirement when the building plan was presented.

Motion by Commissioner Allan, seconded by Commissioner Beutell, to revise the proposed ordinance to leave the current parking exemption for the original Nautical Mile District and impose the 50% parking requirement for the Nautical Mile extension areas. In the event the property owner could demonstrate there was no parking development feasible, the Planning Commission would have the ability to waive the parking requirement. All Ayes.Motion Carried.

Mr. Young advised that he would prepare the ordinance language to come back before the Planning Commission at the next meeting for review.

**New Business**

None.

**Adjournment**

Motion by Commissioner Beutell, seconded by Commissioner Allan, to adjourn at 7:37pm. All Ayes. Motion Carried.

Respectfully submitted,

 Michele E. Goodrich

 Deputy Clerk

 Kristen Baxter

 City Clerk