**City of Marine City**

**Planning Commission Meeting**

**May 10, 2021**

A regular meeting of the Marine City Planning Commission was held on Monday, May 10, 2021 by virtual telephone conference, 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, Keith Jenken; City Commissioner William Klaassen; City Manager Elaine Leven; Deputy Clerk Michele Goodrich**

**Absent: Commissioner Benjamin Heath**

**Communications**

Motion by Commissioner Beutell, seconded by Commissioner McCarthy, to receive and file the County of St. Clair Master Plan and Recreation Plan Update. **Roll Call Vote.** Ayes: Jenken, Klaassen, McCarthy, Moran, Beutell, Allan. Nays: None. Motion Carried.

**Approve Agenda**

Motion by Commissioner Allan, seconded by Commissioner Jenken, to approve the agenda. **Roll Call Vote.** Ayes: Jenken, Klaassen, McCarthy, Moran, Beutell, Allan. Nays: None. Motion Carried.

**Public Comment**

None.

**Approve Minutes**

Motion by City Commissioner Klaassen, seconded by Commissioner McCarthy, to approve the April 12, 2021 meeting minutes. **Roll Call Vote.** Ayes: Jenken, Klaassen, McCarthy, Moran, Beutell, Allan. Nays: None. Motion Carried.

**Unfinished Business**

None.

**New Business**

*Public Hearing: Master Plan*

Chairperson Moran announced the Public Hearing open at 7:09 pm to receive public comment on the Master Plan Revisions.

City Manager Leven advised the Board that there was nothing that had changed with the maps since the last time the Commission received the Master Plan.

Lisa Hendrick – 186 S. Third. Mrs. Hendrick stated that all of the maps, charts and graphs were incorrect and believed that they needed to be corrected before the Master Plan was published.

Chairperson Moran closed the Public Hearing at 7:11 pm.

*Site Plan Review – Beindit Investments, LLC*

Chairperson Moran advised that the plan from Beindit Investments was submitted for a preliminary review. He stated that the Commission needed to decide if the plan met with the principal uses permitted and the only consideration that needed to be addressed was the obscuring fencing.

City Commissioner Klaassen questioned if there were any wetlands in that area. Howard Beindit responded that as far as he was aware, the property was not zoned as wetlands and that it was zoned as light industrial.

City Manager Leven advised the Board that this was Phase III of the storage site plan review approval. She stated that Building Official Kallek had reviewed the plan and he did not feel that it needed to have a review letter from Wade Trim. City Manager Leven also informed the Board that if they had any issues with the site plan then it could be submitted to Wade Trim for further review. City Manager Leven advised that Building Official Kallek was having technical difficulties and was unable to call in.

Chairperson Moran questioned the obscuring fencing, and wanted to confirm that the trees and shrubs were adequate to meet the ordinance.

City Commissioner Klaassen stated that the main driveway was 25ft across but there was no 20ft easement for the fire department. Mr. Beindit responded that the blackened area would be a concrete or asphalt drive and that the outside perimeter would be gravel. He advised that there would be 18ft of concrete on the outside plus an additional 4ft of gravel which was more than adequate to get around.

City Commissioner Klaassen questioned how many fire hydrants there would be and Mr. Beindit believed that there would be one by the pumping station.

Commissioner McCarthy said she believed that an obscuring fence would be required along the road. Chairperson Moran recalled that the Planning Commission had made an exception to allow the use of a greenbelt to serve as an obscuring fence.

Commissioner McCarthy questioned if there was a chain link fence and Mr. Beindit confirmed that there would be a 6ft chain link fence around the perimeter.

Motion by Commissioner Allan, seconded by Commissioner Beutell, to approve the plans for Phase III pending approval from Building Official Kallek and the engineering firm, if necessary. **Roll Call Vote.** Ayes: Jenken, Klaassen, McCarthy, Moran, Beutell, Allan. Nays: None. Motion Carried.

**Adjournment**

Motion by Commissioner Beutell, seconded by Commissioner McCarthy, to adjourn at 7:28pm. **Roll Call Vote.** Ayes: Moran, Heath, Allan, Jenken, Klaassen, McCarthy. Nays: None. Motion Carried.

Respectfully submitted,

 Michele E. Goodrich

 Deputy Clerk

 Kristen Baxter

 City Clerk