

**City of Marine City
Planning Commission Meeting
October 11, 2021**

A regular meeting of the Marine City Planning Commission was held on Monday, October 11, 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 William Beutell, Madelyn McCarthy, Benjamin Heath, Graham Allan; City Commissioner William Klaassen; City Manager Holly Tatman; Deputy Clerk Michele Goodrich

Absent: Commissioner Keith Jenken

Motion by Commissioner Allan, seconded by Commissioner Beutell, to excuse Commissioner Jenken from the meeting. All Ayes. Motion Carried.

Communications

None.

Approve Agenda

Motion by Commissioner Beutell, seconded by Commissioner Allan, to approve the October 11, 2021 Planning Commission agenda. All Ayes. Motion Carried.

Public Comment

None.

Approve Minutes

Motion by Commissioner Beutell, seconded by City Commissioner Klaassen, to approve the September 13, 2021 meeting minutes. All Ayes. Motion Carried.

Unfinished Business

None.

New Business

Public Hearing: Zoning Code Amendments (Chapter 160)

Chairperson Moran announced that the Planning Commission would conduct a Public Hearing to receive public comments for and against the proposed Zoning Code Amendments (Chapter 160).

Chairperson Moran opened the Public Hearing at 7:02pm.

No public comment was received.

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

Motion by Commissioner Heath, seconded by Commissioner Beutell, to make the recommendation to the City Commission to adopt the Zoning Code Amendments (Chapter 160). All Ayes. Motion Carried.

Vacant Storefronts

Chairperson Moran questioned what the City was able to do, if anything, regarding vacant storefronts.

Commissioner Heath stated that if a commercial building was not occupied or utilized for a year that the City needed to go in and inspect the property. He stated that commercially zoned buildings should be held to different regulations than residential.

City Manager Tatman advised that if a building was clearly being used for something that it was not zoned for, the City may have some ground to address the issue. An example of this is a vacant storefront on Water Street being utilized for storage.

Commissioner Beutell questioned the legality of visually inspecting businesses.

Chairperson Moran tasked the City with contacting the City Attorney to advise on the following:

- To what extent was the Building Department allowed to inspect vacant storefronts
- Was it possible to create an ordinance to incentivize/penalize commercial property owners whose storefronts are vacant

- Can vacant storefronts in a viable commercial district be considered blight
- What is the definition of a storefront
 - It was discussed that there were converted homes on Water Street that were once businesses

Adjournment

Motion by City Commissioner Klaassen, seconded by Commissioner Allan, to adjourn at 7:29pm. All Ayes. Motion Carried.

Respectfully submitted,

Michele E. Goodrich
Deputy Clerk

Kristen Baxter
City Clerk