**City of Marine City**

**Planning Commission Meeting**

**July 11, 2022**

A regular meeting of the Marine City Planning Commission was held on Monday, July 11, 2022 at 260 South Parker Street, and was called to order by Chairperson Moran at 6:02 pm.

The Pledge of Allegiance was led by Chairperson Moran.

**Present: Chairperson Joseph Moran; Commissioners Keith Jenken, William Beutell, Andrew Pakledinaz, Madelyn McCarthy; City Commissioner William Klaassen; City Manager Holly Tatman; Deputy Clerk Michele Goodrich**

**Absent: Commissioner Graham Allan**

**Communications**

None.

**Approve Agenda**

Motion by Commissioner Beutell, seconded by Commissioner McCarthy, to approve the agenda with the amendment of moving 9A to the first order of business under section 8. All Ayes. Motion Carried.

**Public Comment**

None.

**Approve Minutes**

Motion by Commissioner McCarthy, seconded by Commissioner Klaassen, to approve the June 13, 2022 meeting minutes. All Ayes.Motion Carried.

**Unfinished Business**

Special Land Use – parcel 74-02-002-2000-101

Commissioner McCarthy expressed concern that the request for the Special Land Use under 160.127 (B) “Automobile Repair Station” was not an adequate fit as she did not believe working on semi-trucks was in line with an automobile repair station, as defined.

Chairperson Moran stated that the use was not designated under principal uses permitted hence the approval under uses permitted subject to special conditions.

Commissioner Klaassen further stated that the semi-repair station was in line with similar buildings and businesses on the road.

Ben Tiseo, on behalf of the project, informed the Commission that he and Building Official Kallek had discussed the Special Land Use description and agreed that the “Automobile Repair Station” classification fit the definition of the project most closely. He further advised that he anticipated the project to begin in Spring 2023.

Chairperson Moran requested the Building Official provide more in-depth clarification in his letters to the Commission.

Motion by Commissioner Klaassen, seconded by Commissioner Beutell, to approve the Special Land Use for parcel 74-02-002-2000-101, to be used as a Semi-Truck Repair Facility. Ayes: Klaassen, Moran, Beutell, Pakledinaz. Nayes: McCarthy, Jenken. Motion Carried.

Commissioner McCarthy qualified her vote stating she did not believe the project fit the Special Land Use condition of an Automobile Repair Station.

Chairperson Moran clarified that the prints provided were not construction documents and were for site plan approval only.

Vacant Storefronts

City Manager Tatman informed the Board that the Public Hearing and Adoption of the vacant storefront ordinance would be on the July 21, 2022 City Commission Agenda. She explained that the numbering on the previous version replaced the existing Blight Ordinance instead of adding to it, as intended.

Master Plan Updates: Zoning Maps

City Manager Tatman informed the Commission that she had received feedback from Adam Young, Wade Trim, regarding the Zoning Map inquiries presented at the previous Planning Commission meeting.

She informed the Commission that the R-M zoning of the small park at Washington and Main Streets was allowable.

The Commission discussed the need to change the designation of 303 South Water from Waterfront Recreation and Marina to B-1 to allow for business use.

Motion by Commissioner Jenken, seconded by Commissioner Beutell, to change the zoning of 303 South Water to B-1. All Ayes. Motion Carried.

City Manager Tatman questioned if the Commission knew why Water Street was zoned W-M as she didn’t believe the Commission would want any allowable businesses under that zoning to be on Water Street. Chairperson Moran advised the designation would have been decided several years, if not decades, ago. City Manager Tatman stated she did not know what to change the zoning to however, the City needed to be vigilant of its current designation in the event any City property were to be sold. Commissioner Jenken stated that the City was able to apply for more grant funding under a Waterfront designation.

City Manager Tatman informed the Commission that the current zoning of the corner of Belle River Road and Chartier was R-M and the existing structures were single family homes. She stated that in the event the homes were destroyed by fire, they could be rebuilt as apartments under the current zoning.

Motion by Commissioner Beutell, seconded by Commissioner Pakledinaz, to change the zoning of the corner of Belle River Road and Chartier to R-1. All Ayes. Motion Carried.

City Manager Tatman informed the Commission that the corner of West Blvd and King Road was zoned R-M and believed the intent may have been for apartments however, the current structures were single family homes; she suggested the Commission rezone the corner to R-1.

Motion by Commissioner Pakledinaz, seconded by commissioner Beutell, to change the zoning of the corner of West Blvd and King Road to R-1. All Ayes. Motion Carried.

The Commission discussed the existing zoning of the south side of Gladys Street as R-M, and the area of Degurse and Belle River as R-M and changing the areas to R-1. They also discussed changing the remaining areas with single family homes on Degurse to R-1 while leaving the River Valley Condo property zoned R-M.

Motion by Commissioner Beutell, seconded by Commissioner Klaassen, to change the zoning of the south side of Gladys Street, the area of Degurse and Belle River, and the remaining areas on Degurse, other than the River Valley Condo property, to R-1. All Ayes. Motion Carried.

City Manager Tatman informed the Commission that Adam Young responded that the existence of R-1A and R-1B zones were based on lot size. Commissioner Klaassen stated that the different zones dictated what could be built on the different lot sizes. Chairperson Moran stated that the City should keep the existing residential designations.

The P-1 zone located on Fairbanks in the Dairy Queen Parking lot may have been a compromise with the City so that Dairy Queen did not have to have the entire property rezoned, and they would be allowed parking but would also protect the neighborhood by not allowing additional commercial buildings.

Regarding the white blocks along some roads such as King Road at West Blvd and along King Road at Degurse, Adam Young stated via email that they would be bike paths, utility easements or railroad tracks. Chairperson Moran stated his belief that the bike path should extend throughout the entire City.

Commissioner Beutell questioned if the pet shop on Water Street needed to be changed from W-M to B-1. City Manager Tatman informed the Commission that she could ask Adam Young to examine Water Street and provide a better breakdown of the businesses and their parcels that were zoned Waterfront Marina. She further stated that if the businesses were to remain in the current zoning, future businesses may be obligated to follow the existing zoning so the question was what the Planning Commission wanted to see in the long term. The Planning Commission decided to leave the current zoning as Waterfront Marina.

Commissioner McCarthy questioned if the City was able to determine what the special conditions were for the gravel yard. City Manager Tatman responded that she had been unable to locate any supporting documents indicating what the special conditions were. She requested the Commission research any documents they may have for pertinent information.

City Manager Tatman sated she would have Adam Young update the zoning map with the proposed changes.

Preliminary Review of the Master Plan

Commissioner McCarthy questioned if the City had accomplished any goals that were outlined in the Master Plan; she further stated her belief that the Community Vision Statement will be a result of the updates made to the Master Plan.

Chairperson Moran would like the Master Plan to reference that new buildings maintain some semblance of historic design. He also stated that he would like to add the kayak and canoe launch, transient docking and the marina whenever applicable. He explained that if the city was to apply for grants, the project needed to be in the Master Plan, so even if a project was just a concept, it still needed to be in the Master plan.

Commissioner Beutell expressed that he would like to revive the historic district. Chairperson Moran suggested utilizing the phrase “historic character.”

City Manager Tatman reminded the Commission that once the Request for Proposals went out, the selected consulting group would organize group meetings, gather public feedback and community input and put together a complete packet for updating the Master Plan. She stated that that would be the time, terminology and suggestions would come into play.

Commissioner McCarthy suggested the promotion of a road millage. She stated that the roads were falling apart and believed the success of a passing road millage was a matter of educating the public. City Manager Tatman responded that the City was looking into USDA loans.

Commissioner McCarthy would like the Safe Routes to School enhancements added to the Master Plan.

Chairperson Moran would like the Plan to include a water park and splash pad. City Manager Tatman would like to include a large scale park project including traditional elements, a splash pad and a skatepark.

Chairperson Moran suggested revisions to the necessity of a permanent City Hall to the necessity of a Community Center and requested that the Planning Commission be provided with a better Future Land Use map.

Preliminary Review of Recreation Plan

Chairperson Moran tasked Commissioner Beutell with ensuring all of the Parks were listed.

City Manager Tatman question if there was a more recent Master Recreation Plan that included the implementation matrix. The City would look into if there was a newer version of the Master Recreation Plan.

**NEW BUSINESS**

Landscaping Ordinance

Commissioner McCarthy advised that she would bring a landscaping ordinance from a neighboring community to compare against the City’s landscaping ordinance.

**Adjournment**

Motion by Commissioner Beutell, seconded by Commissioner Klaassen, to adjourn at 7:33 pm. All Ayes. Motion Carried.

Respectfully submitted,

Michele E. Goodrich

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Deputy Clerk

Shannon Adams

City Clerk