**City of Marine City**

**Planning Commission Meeting**

**August 8, 2022**

A regular meeting of the Marine City Planning Commission was held on Monday, August 8, 2022 at 260 South Parker Street, and was called to order by Chairperson Moran at 6:00 pm.

The Pledge of Allegiance was led by Chairperson Moran.

**Present: Chairperson Joseph Moran; Commissioners Graham Allan, Keith Jenken, William Beutell, Andrew Pakledinaz, Madelyn McCarthy; City Commissioner William Klaassen; City Manager Holly Tatman; City Clerk Shannon Adams**

**Communications**

None.

**Approve Agenda**

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

**Public Comment**

None.

**Approve Minutes**

Motion by Commissioner Buetell, seconded by Commissioner Klaassen, to approve the July 11, 2022 meeting minutes. All Ayes.Motion Carried.

**Public Hearing**

Chairperson Moran opened the public hearing with respect to the Special Land Use for parcel 74-02-002-2000-101 at 6:03 P.M.

**Public Comment**

None.

Chairperson Moran closed the public hearing with respect to the Special Land Use for parcel 74-02-002-2000-101 at 6:04 P.M.

**Unfinished Business**

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

Chairperson Moran stated that he had received a letter from the land owner stating that he had no concerns or problems with a granting of the special land use application for a semi-truck repair facility to be opened and operated on the property which he was selling on a land contract.

Commissioner Jenken inquired whether a zoning change was required. Chairperson Moran clarified that the zoning would remain the same which was light industrial, but that semi-truck repair was not a use specifically addressed in the definitions of light industrial, though automotive repair was specified, which was essentially the same thing as stated by Building Official Kallek.

Commissioner Klaassen stated that the semi-repair station was similar to businesses that repaired motorhomes and busses.

Commissioner Buetell reminded the Commission that there was a truck driving school and a truck stop in the immediate vicinity and the use was in line with the area as it was non-residential.

Motion by Commissioner Buetell, seconded by Commissioner Pakledinaz, 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: Allan, McCarthy, Jenken. Motion Carried.

Vacant Storefronts

City Manager Tatman informed the Board that the vacant storefront ordinance had been adopted and would be effective December 1, 2022 with the administration sending letters to affected business owners in advance. Chairperson Moran advised this item could be removed from future agendas.

Master Plan Updates: Zoning Maps

City Manager Tatman informed the Commission that if it was approved, the Zoning Map would go before the City Commission at the August 18, 2022 meeting for a first reading.

Commissioner McCarthy questioned an area that had been removed from the map on Degurse north of Gladys. City Manager Tatman explained it had been changed to single family because the original plan had been for Condos, however single family homes had been built instead.

Motion by Commissioner Allan, seconded by commissioner Beutell, to accept the Zoning Map as printed and forward to the City Commission for approval and adoption. All Ayes. Motion Carried.

Landscaping Ordinance

The Commission discussed each member reviewing the Landscaping Ordinance and for City Manager Tatman to research ordinances used in surrounding areas for language used. Commissioner McCarthy suggested looking at recent developments within the City to see if they were in conformity with the existing ordinance and what updates were required. Further discussion occurred to defining what trees and shrubs should and should not be permitted within the City and including a list as part of a revision of the ordinance.

Preliminary Review of the Master Plan

City Manager Tatman informed the Commission in that reviewing the City Commission minutes, it had been determined that a revised version of the Master Plan had been adopted at the July 15, 2021 meeting and that it had followed the proper procedure for adoption. She stated she had been working on a Request for Proposals to update the Master Plan and distributed a draft copy. She advised the Commission that the new plan was effective until 2025, an RFP was not currently needed.

Chairperson Moran reminded the Commission that Heritage Square Park still needed to be added back into the Master Plan. City Clerk Adams informed the Commission that the City Commission had passed a Resolution to add Heritage Square Park back into the Master Plan on the next update.

Chairperson Moran suggested the Commissioners go through the Master Plan and Parks and Rec Plan with an expiration date of 2025 and determine what updates were needed which would continue to be discussed at forthcoming meetings.

**NEW BUSINESS**

**Adjournment**

Motion by Commissioner Beutell, seconded by Commissioner Klaassen, to adjourn at 6:42 pm. All Ayes. Motion Carried.

Respectfully submitted,

Shannon Adams

City Clerk