

**City of Marine City
Planning Commission Meeting
March 12, 2018**

A regular meeting of the Marine City Planning Commission was held on Monday, March 12, 2018, in the Fire Hall, 200 South Parker Street, Marine City, Michigan, and was called to order by Chairperson Moran at 7:00pm.

After observing a moment of silence, the Pledge of Allegiance was led by Chairperson Moran.

Present: Chairperson Joseph Moran; Commissioners Graham Allan, William Beutell, Jacob Bryson, & Brian Ross (arrived at 7:02pm); City Commissioner David Simpson; City Manager Elaine Leven; Building Official Susan Wilburn; Deputy Clerk Elizabeth McDonald

Absent: Commissioner Keith Jenken

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

Communications

2018-2022 Marine City Parks and Recreation Plan

Motion by City Commissioner Simpson, seconded by Commissioner Allan, to accept and file the communication. All Ayes. Motion Carried.

Public Comment

No residents addressed the Board.

Approve Agenda

Motion by Chairperson Moran, seconded by City Commissioner Simpson, to amend the agenda as follows:

New Business

Item #8-A

Public Hearing ~ Rezoning – Beindt Investments, LLC.

Unfinished Business

Item #9-A Master Plan:

**Resolution 15-2018~Adoption of the 2018-2022
Marine City Master Plan and Parks & Recreation
Plan**

Unfinished Business

Item #9-B Downtown Signage

Motion by City Commissioner Simpson, seconded by Commissioner Ross, to approve the agenda, as amended. All Ayes. Motion Carried.

Approve Minutes

Motion by Commissioner Beutell, seconded by City Commissioner Simpson, to approve the February 12, 2018 meeting minutes of the Planning Commission, as presented. All Ayes. Motion Carried.

New Business

Public Hearing ~ Rezoning – Beindt Investments, LLC.

Chairperson Moran announced that the Planning Commission would conduct a Public Hearing to receive public comments for and against the proposed rezoning request by Beindt Investments, LLC., for property located at 6215 King Road. The rezoning request was to change the present zoning of B-2 to I-1.

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

Applicant, Howard Beindt, addressed the Board and explained that he had purchased an adjacent property to his business and was looking to have it rezoned to I-1, Light Industrial, in order to move forward with their expansion project.

Chairperson Moran closed the Public Hearing at 7:06pm.

Motion by Commissioner Beutell, seconded by City Commissioner Simpson, to make the recommendation to the City Commission to change the zoning of 6215 King Road from B-2 to I-1, as presented.

Commissioner Allan suggested that a stronger motion which included supported reasoning behind their motion be made.

City Commissioner Simpson stated that the parcel requested to be changed was surrounded by parcels zoned I-1 and was in line with the Future Land Use of the Master Plan, which would support the Board's recommendation of changing the present zoning. In addition, the City did not receive any comments for or against the request from the public.

It was clarified that if the Planning Commission approved the rezoning, the recommendation would then go to City Commission for final approval. Should the City Commission approve the request, the applicant would then need to seek Special Land Use approval from the Planning Commission.

Motion amended to:

Motion by Chairperson Moran, seconded by City Commissioner Simpson, to approve the rezoning of 6215 King Road from B-2 to I-1, and to make the recommendation to the City Commission due to the request being in line with the Future Land Use plan within the Marine City Master Plan. All Ayes. Motion Carried.

Unfinished Business

Master Plan

- ***Resolution 15-2018 ~ Adoption of the 2018-2022 Marine City Master Plan and Parks & Recreation Plan***

Motion by Commissioner Allan, seconded by City Commissioner Simpson, to adopt Resolution 15-2018 ~ 2018-2022 Marine City Master Plan and Parks & Recreation Plan.

Chairperson Moran stated that he liked the revised purpose and goal statements, but questioned whether the estimated prices for projects in Table 8-1: Marine City Capital Improvement Program on page 8-9 were accurate.

City Manager Leven stated the following:

- The City was currently working on improving the Capital Improvement Program for all departments including the Waste Water and Water Plants.
- Over the next five years the Board would work on making the City Redevelopment Ready for the next Master Plan.
- The adopted Parks & Recreation Plan was on the State website and the City was now able to apply for grants.
- On the next Master Plan the Board could address Table 8-1 and focus on more accurate Capital Improvement projects.

Commissioner Bryson asked whether an earmark for roads and sewers should be marked and in the Estimated Cost column place "TBD".

All Ayes. Motion Carried.

Downtown Signage

City Manager Leven stated that she had provided the Board with Michigan Department of Transportation (MDOT) regulation information for guidance on creating a plan for the downtown signage. The signage was intended for civic, cultural, recreational and visitor use. She had taken photos that showed what had been done to try and cover those categories and asked that the Board think about what the City needed for wayfinding signage.

Chairperson Moran suggested that a subcommittee be formed to develop a recommendation for downtown signage that could be submitted to the City Commission in the future.

Motion by City Commissioner Simpson, seconded by Commissioner Beutell, to form a Downtown Signage Subcommittee consisting of Chairperson Moran, Commissioner Allan and Commissioner Ross for the purpose of developing a downtown signage plan that would be brought back to the Board. All Ayes. Motion Carried.

City Manager Leven stated that she had also provided the Board with copies of the Parking Study conducted by Wade Trim as well as draft revisions of City and Zoning Code that would be discussed at future meetings.

Adjournment

Motion by City Commissioner Simpson, seconded by Commissioner Ross, to adjourn at 7:54 pm. All Ayes. Motion Carried.

Respectfully submitted,



Elizabeth McDonald
Deputy Clerk



Kristen Baxter
City Clerk