



CITY OF MARINE CITY

Planning Commission Meeting Agenda

260 South Parker Street

Regular Meeting: Monday, February 13, 2023 6:00 PM

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Commissioners Graham Allan, William Beutell, Andrew Pakledinaz, Keith Jenken, Madelyn McCarthy, Joseph Moran; City Commissioner William Klaassen; Interim City Manager Jim Heaslip
4. **COMMUNICATIONS**
5. **APPROVE AGENDA**
6. **PUBLIC COMMENT** *Anyone in attendance is welcome to address the Planning Commission. Please state name and limit comments to five (5) minutes.*
7. **APPROVE MINUTES**
 - A. January 9, 2023 Meeting Minutes
8. **UNFINISHED BUSINESS**
 - A. Master Plan & Master Recreation Plan Interviews
 - a. McKenna 6:00pm
 - b. Wade Trim 6:45pm
 - c. The Smithgroup 7:30pm
9. **NEW BUSINESS**
10. **ADJOURNMENT**

**City of Marine City
Planning Commission Meeting
January 9, 2023**

A regular meeting of the Marine City Planning Commission was held on Monday, January 9, 2023 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, Andrew Pakledinaz, Madelyn McCarthy; City Commissioner William Klaassen; City Manager Holly Tatman; Deputy Clerk Michele Goodrich

Absent: William Beutell

Communications

None.

Approve Agenda

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

Public Comment

None.

Approve Minutes

Motion by City Commissioner McCarthy, seconded by Commissioner Klaassen, to approve the November 14, 2022 meeting minutes. All Ayes. Motion Carried.

Unfinished Business

Request for Proposals – Master Plan & Master Recreation Plan

Chairperson Moran requested each Commissioner name their top two Master Plan RFPs and the one they liked the least. Commissioner Jenken selected McKenna and Wade Trim, with Beckett & Raeder being the least favorite. Commissioner McCarthy selected Wade Trim, with Beckett & Raeder being

the least favorite. Commissioner Pakledinaz selected Wade Trim and The Smithgroup, with Beckett & Raeder being the least favorite. Commissioner Allan selected McKenna and Wade Trim, with The Smithgroup being the least favorite. Chairperson Moran selected McKenna and Wade Trim, with the Smithgroup being the least favorite. Commissioner Klaassen selected McKenna and The Smithgroup, with Wade Trim being the least favorite. City Manager Tatman selected The Smithgroup and Wade Trim with McKenna being the least favorite.

City Manager Tatman advised that she had previously worked with a majority of the groups and most went up in price, however, price should not be considered a determining factor in selecting a company. She stated that in most cases, you get what you pay for, which may include potentially less public engagement and less tailored Master Plan. She also stated that she had looked for groups familiar with waterfront communities and experience in St. Clair County, which included The Smithgroup and Wade Trim, and that she had worked with The Smithgroup in Lexington on their Master Plan.

City Manager Tatman stressed the importance of public engagement and stated that with how much Marine City has going on, the City needed to choose a firm that had huge involvement with public engagement, which Wade Trim and The Smithgroup packets emphasized.

She also advised that there were matching funds available to help pay for the Master Plan revisions. She advised that she had been working with the MEDC and the City was in a position to request grant money for the Master Plan. The City could then use ARPA funds as matching money which was an ideal project because it supported the City as a whole, and that argument could be presented to the City Commission.

Chairperson Moran stated his opinion that The Smithgroup's proposal was too vague and general regarding public engagement.

Commissioner McCarthy questioned what a stakeholder meeting was. City Manager Tatman responded that stakeholders may include Planning Commission members, the DPW, police, the fire department and the City Manager; the people who were the "nuts and bolts" of daily City operations.

City Manager Tatman informed the Board that they may interview the firms. Commissioner McCarthy stated she would like to invite a few of the groups to make a presentation.

Commissioner Klaassen stated his opinion that every community was moving away from Wade Trim. City Manager Tatman stated that from a zoning perspective, they have been great to work with.

Commissioner Allan advised that he was leery of the cost and the responsibility added to the City staff for the amount of work they would have to do. He stated he would like to hear from McKenna and Wade Trim and to set Beckett & Raeder aside.

City Manager Tatman advised that each contract was negotiable, for example, if the Planning Commission did not want to address Economic Development and Marketing, then they could have it removed. The RFP's were wide scope, and once chosen, the agreement would be honed.

Motion by Chairperson Moran, seconded by Commissioner Allan, to invite Wade Trim, The Smithgroup and McKenna to speak at the next Planning Commission meeting. All Ayes. Motion Carried.

Commissioner Allan suggested maintain 30 minute timeslots for each group and that the City provide additional information regarding financing.

New Business

Planning Commission Annual Report: 2022

Motion by Commissioner Klaassen, seconded by Commissioner Pakledinaz, to receive and file the Planning Commission Annual Report: 2022. All Ayes. Motion Carried.

Adjournment

Motion by Commissioner Allan, seconded by Commissioner Pakledinaz, to adjourn at 6:46 pm. All Ayes. Motion Carried.

Respectfully submitted,

Michele E. Goodrich
Deputy Clerk

Shannon Adams
City Clerk