



# CITY OF MARINE CITY

## Planning Commission Meeting Agenda

260 South Parker Street

Regular Meeting: Monday, April 10, 2023 6:00 PM

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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.      March 13, 2023 Meeting Minutes
8. **UNFINISHED BUSINESS**
  - A.      Marijuana Facility – Identify Zoning
9. **NEW BUSINESS**
10. **ADJOURNMENT**

**City of Marine City  
Planning Commission Meeting Minutes  
March 13, 2023**

A regular meeting of the Marine City Planning Commission was held on Monday, March 13, 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, William Beutell, Keith Jenken, Madelyn McCarthy; City Commissioner William Klaassen; Interim City Manager Jim Heaslip; Deputy Clerk Michele Goodrich

**Absent:** Andrew Pakledinaz

Motion by Commission McCarthy, seconded by Commissioner Allan, to excuse Commissioner Pakledinaz from the meeting. All Ayes. Motion Carried.

**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 City Commissioner Allan, seconded by Commissioner Jenken, to approve the February 13, 2023 meeting minutes. All Ayes. Motion Carried.

**Unfinished Business**

Master Plan Firm Selection

Commissioner Allan informed the Board that he had spoken to Royal Oak regarding McKenna and was told the firm was very detailed and handled tasks well and that they were highly recommended. He advised that he had spoken with Canton regarding McKenna and was told the firm performed very well and that they had strong community input and data analysis; he advised he was also given information regarding effective communication with state grant coordinators for capital needs projects. Commissioner Allan also stated he had spoken with Birmingham regarding McKenna and was told that they were excellent in procedural detail and had outstanding accessibility.

Commissioner Allan also contacted Lexington regarding Wade Trim and was informed that the firm was very responsive and experienced with waterfront/harbor downtown areas and that the village was very satisfied with their performance. Commissioner Allan questioned splitting the Master Plan assignment between McKenna and Wade Trim as each had their strengths; Interim City Manager Heaslip responded that it would be too difficult to negotiate roles which may cause potential delays and inaccuracies.

Chairperson Moran informed the Board that he had spoken to Lindon regarding Wade Trim and that they had all positive experiences with the firms handling of the City's Master Plan and Economic Plan; the firm was considered knowledgeable of Redevelopment Ready best practices and that the Economic Plan was worth the investment.

Commissioner Klaassen stated that both China Township and Cottrellville Township had informed him of negative experiences with Wade Trim and that he had personal problems with the firm on his projects and stated that he believed their cost was too high.

Commissioner Beutell stated that the City had used Wade Trim for several projects and that the City had an established relationship with the firm.

Commissioner McCarthy stated that she was impressed with McKenna's ability to interact with the public and their input proposals.

Commissioner Jenken commented on past negative experiences with Wade Trim.

Motion by Commissioner Klaassen, seconded by Commissioner McCarthy, to recommend the use of McKenna to develop the City's Master Plan and Master Recreation Plan to the City Commission. **Roll Call:** Ayes: Allan, Beutell, Jenken, Klaassen, McCarthy, Moran. Nays: None. Motion Carried.

## **New Business**

### Marijuana Facility – Identify Zoning

Chairperson Moran informed the Board that the Planning Commission had been tasked with providing the City Commission with maps that reflected properties with setbacks of 250 feet, 500 feet, 750 feet and 1000 feet from churches, schools and residential properties. Interim City Manager Heaslip informed the Board that the County had assisted in providing the GIS maps. Chairperson Moran provided the Board with additional maps to help identify locations outside of the requested setbacks.

Commissioner Klaassen noted that the City had an existing ordinance opting out of marijuana facilities.

Commissioner Allan identified potential issues with existing churches not being represented on the maps. Additional potential mapping issues included: Relevant Church, house at the dead-end of Alger, residence next to the junkyard, St. Clair County Community Mental Health, King Road Park and the Arc of St. Clair County on Degurse. Interim City Manager Heaslip suggested that he and Chairperson Moran drive around to identify properties that may not be addressed properly.

Chairperson Moran advised that due to potential revisions, the current maps were not suitable to forward to the City Commission.

**Adjournment**

Motion by Commissioner Beutell, seconded by Commissioner Jenken, to adjourn at 6:57pm. All Ayes. Motion Carried.

Respectfully submitted,

Michele E. Goodrich  
Deputy Clerk

Jason Bell  
Interim City Clerk