

City of Marine City PUBLIC NOTICE

Planning Commission Meeting April 12, 2021

To protect the public health, safety and welfare while continuing to ensure the continued function of government, notice is hereby given that the Planning Commission of the City of Marine City will hold an electronic meeting on April 12, 2021 beginning at 7:00 p.m. The reason for holding an electronic public meeting is to limit the spread of COVID-19 (novel coronavirus).

The electronic public meeting will be held as a telephonic conference. The public may participate in the electronic public meeting by calling one of the provided numbers and entering the Meeting ID when prompted. You may call in or connect from a computer and use either audio source. The public will be able to listen to all discussion by Commissioners and will be permitted to speak for up to 5 minutes during the public comment section of the agenda.

Join Zoom Meeting:

<https://us02web.zoom.us/j/89663648930>

Meeting ID: 896 6364 8930

Dial by your location

- +1 312 626 6799 US (Chicago)
- +1 929 436 2866 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 346 248 7799 US (Houston)
- +1 669 900 6833 US (San Jose)
- +1 253 215 8782 US (Tacoma)

Kristen Baxter
City Clerk
April 5, 2021

The City of Marine City complies with the American Disabilities Act. Individuals with disabilities requiring auxiliary aids or services should contact the City of Marine City, 303 South Water Street, Marine City, Michigan 48039; (810) 765-8830.



CITY OF MARINE CITY

Planning Commission Meeting Agenda

Virtual Meeting Via Phone Conference

Regular Meeting: Monday, April 12, 2021 7:00 PM

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL:** Commissioners Graham Allan, William Beutell, Benjamin Heath, Keith Jenken, Madelyn McCarthy, Joseph Moran; City Commissioner William Klaassen; City Manager Elaine Leven

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. November 9, 2020 Meeting Minutes

8. **UNFINISHED BUSINESS**

9. **NEW BUSINESS**

A. Planning Commission Annual Report

B. Set Public Hearing Date for Master Plan

10. **ADJOURNMENT**

**City of Marine City
Planning Commission Meeting
November 9, 2020**

A regular meeting of the Marine City Planning Commission was held on Monday, November 09, 2020 in the Fire Hall, 200 South Parker Street, Marine City, Michigan, and was called to order by Chairperson Moran at 7:00 pm.

The Pledge of Allegiance was led by Chairperson Moran.

Present: Chairperson Joseph Moran; Commissioners Graham Allan, William Beutell, Madelyn McCarthy, Keith Jenken; City Commissioner William Klaassen; City Manager Elaine Leven; Deputy Clerk Michele Goodrich

Absent: Commissioner Brian Ross

Motion by Commissioner Allan, seconded by City Commissioner Klaassen, to excuse Commissioner Ross 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 Commissioner McCarthy, seconded by Commissioner Jenken, to approve the October 12, 2020 meeting minutes. All Ayes. Motion Carried.

Unfinished Business

Master Plan

City Manager Leven stated that the Planning Commission had received an Index of Changes to the Master Plan and that there were no significant changes being made other than taking the municipal properties out of the Master Plan which allowed the properties to be sold.

Commissioner Klaassen questioned what would happen to the properties the City leased, specifically 300 Broadway. City Manager Leven advised that Friends of City Hall would have first rights to the property if the City decided to sell the building.

Commissioner Allan questioned if the City was selling the Guy Center. City Manager Leven stated that the City cannot leave a trail of buildings behind and bare the expenses that would go with them since the space would not be used for City Offices.

Chairperson Moran read the Master Plan Index of Changes handout and asked the Board if they had any suggested corrections or amendments to the document.

Commissioner McCarthy stated that the page numbers on the Table of Contents did not correspond to the correct pages within the document. City Manager Leven advised that the Table of Contents would be corrected.

Commissioner McCarthy stated that in Section 2-30 there was a reference to DNR E and questioned if the E was supposed to be there. City Manager Leven advised that she would confirm if the E should be removed.

Commissioner McCarthy stated that she was not familiar with Lions Park under Section 3-8, Goal #7; Commissioner Klaassen advised that Lions Park had been changed to Rotary Park and stated the Master Plan should be updated.

Commissioner McCarthy stated that in the Land Use Plans section she only counted seven (7) classifications however, the term eight (8) was used. City Manager Leven advised that she would contact Dave Struck to confirm where that number came from.

Commissioner McCarthy questioned if the four listed baseball diamonds, under the Parks and Recreation Plan, were City or East China School District owned. City Manager Leven advised that she could have that information broken down.

Commissioner McCarthy questioned if the City still had remaining TIFA's. City Manager Leven confirmed that the City still had TIFA districts and a TIFA Board but that it was not currently doing anything.

Motion by Commissioner Allan, seconded by Commissioner Beutell to approve the changes to the Master Plan. All Ayes. Motion Carried.

Motion by Commissioner Beutell, seconded by Commissioner Allan to forward the revised Master Plan to the City Commission, in draft form, for their review and comment. All Ayes. Motion Carried.

Commissioner Ross, who was absent from this evening's meeting, provided notes on the Master Plan, which are attached to these minutes.

Chairperson Moran stated that he would like to address setting a Public Hearing for the changes to the Master Plan to be put on December 8, 2020 Planning Commission Agenda.

New Business

None.

Adjournment

Motion by Commissioner Jenken, seconded by Commissioner Beutell, to adjourn at 7:38pm. All Ayes. Motion Carried.

Respectfully submitted,

Michele E. Goodrich
Deputy Clerk

Kristen Baxter
City Clerk

**CITY OF MARINE CITY
PLANNING COMMISSION ANNUAL REPORT: 2020**

1. Membership

Planning Commission Member	Term Expiring
Joseph Moran	6/30/2021
Graham Allan	6/30/2020
William Beutell	6/30/2020
Keith Jenken	6/30/2022
Ben Heath	6/30/2023
Madelyn McCarthy	6/30/2023
William Klaassen	City Commission Representative

2. Meetings (*MPEA requires four meetings annually*)

The Marine City Planning Commission met 7 times. This meets the minimum requirements of the MPEA.

3. Master Plan Review

The Planning Commission is reviewing which portions of the Coastal Area Development Plan (Nautical Mile District) should be incorporated into the Master Plan; they approved adopting the recommended pages/concepts into the Master Plan 02/10/2020.

4. Zoning Ordinance Amendments

- Document the section numbers amended and indicate any work in progress
- Review rezoning requests; indicate location, request description, and status
- Identify any zoning ordinance updates to undertake in the upcoming year

The Planning Commission reviewed and discussed Chapter 160 of the Zoning Code Amendments and the Board asked for clearer language from the City's Planner; to be brought back to a future meeting.

5. Development Reviews

Project Type	Location	Description	Status	Recommendation to legislative body	Date of Action
Site Plan Review	895 Degurse	Proposed storage facility to be used for personal use and business equipment.	Approved pending approval by City's engineer on drainage for the site.	N/A	1/13/2020
Site Plan Review	504 S. Water	Proposed mixed use 23,247 sq ft building with office space along Water St., with residential parking garages in rear; 8 condos will be on two upper floors.	Approved with contingencies such as rooftop screening, applying to ZBA for a variance on the setback, obtaining easements from property owners for fence removal and extension of sidewalk. Applicant will submit documents & plans for proposed storm drainage.	Applicant to apply to ZBA for variance approval.	2/10/2020
Re-Zoning	Vacant Lot Degurse	Rezoning of 8.29 acres on Degurse between Degurse and Gladys from R-M to R-1A	Approved the rezoning of the vacant property on Degurse from R-M Multiple Family Residential to R-1A One Family Residential.	City Commission	8/10/2020
Site Plan Review	6700 S. River Rd.	Façade change to the vestibule.	Approved as presented.	N/A	9/14/2020
Site Plan Review	Vacant Lot Degurse	Proposed land use for 12 single family detached condominiums on Degurse between Degurse and Gladys.	Approved the Preliminary Site Condo Plans.	N/A	10/12/2020
Traffic Review	Hidden Harbor Condominium Association	Review the impact of the project on local roads from construction equipment traffic and the impact of the project on local traffic as a whole.	Approved the motion to accept the data provided by Wade Trim as fulfilling the request of the City Commission regarding the impact of the project on local roads and traffic as a whole.	City Commission	10/12/2020

6. Variances

Variance Type	Location	Description	Status	Recommendation to legislative body	Date of Action
Lot Split	6280 King Rd.	To split an existing lot into two parcels: one four acre parcel and one 3.28 acre parcel.	Approved as presented	N/A	2/10/2020
Lot Split	6215 King Rd.	To split an existing 12 acre lot into two six acre parcels.	Approved as presented	N/A	7/13/2020
Set-Back	536 S. Water & 533 S. Market	Reduce the side yard set back from 10ft to 5ft for the purpose of constructing a commercial building with residential units on the top floor.	Approved as presented	N/A	3/4/2020

7. Actions by legislative body

None.

8. Zoning Map

9. Trainings

Topic/Description		Date
City Attorney Davis provided training for the ZBA members	Kim Weil, Mark Bassham, Graham Allan, James Turner, Cheryl Vercammen, Elaine Leven	3/4/2020

10. Joint Meetings

There were no joint meetings

Signatures

Joseph Moran
Chairperson

Kristen Baxter
City Clerk

Date

Date