



CITY OF MARINE CITY

Planning Commission Meeting Agenda

260 South Parker Street

Re-Scheduled Meeting: Monday, May 22, 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. April 10, 2023 Meeting Minutes
8. **UNFINISHED BUSINESS**
 - A. Marijuana Facility – Detailed Zoning based on 1000 feet
9. **NEW BUSINESS**
 - A. Master Plan Update – McKenna
10. **ADJOURNMENT**

**City of Marine City
Planning Commission Meeting Minutes
April 10, 2023**

A regular meeting of the Marine City Planning Commission was held on Monday, April 10, 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; City Commissioner William Klaassen; Interim City Manager Jim Heaslip; Interim City Clerk Jason Bell

Absent: Keith Jenken, Madelyn McCarthy, Andrew Pakledinaz

Motion by Commissioner Allan, seconded by Commissioner Beutell, to excuse Commissioner McCarthy 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 Beutell, seconded by Commissioner Allan, to approve the March 13, 2023 meeting minutes. All Ayes. Motion Carried.

Unfinished Business

Marijuana Facility – Identify Zoning

Chairperson Moran stated there were open areas on the maps presented at the last meeting. Interim City Manager Heaslip stated the law states the area needs to be zoned exclusively for residential and

if it was zoned exclusively for commercial, industrial, etc but included a residence it did not violate the set back rule in the law. He also stated the maps presented provided set backs of 250', 500', 750' and 1,000'.

Commissioner Klaassen stated the City already had an ordinance in place opting out and it should stay that way in his opinion.

Chairperson Moran inquired if the City could still create set backs if this issue was challenged in court or if it was a ballot initiative. Interim City Manager Heaslip stated this could still be completed if challenged. Chairperson Moran stated marijuana facilities could be zoned out of existence if need be by the City Commission.

Commissioner Allan inquired if the Planning Commission had been tasked with creating and approving the maps could they also recommend set back footage. Commissioner Moran stated the Planning Commission should steer clear of that as the Planning Commission was only tasked with presenting the maps to the City Commission.

Motion by Commissioner Beutell, seconded by Commissioner Allan to forward the maps that were presented to the Planning Commission in March to the City Commission. All Ayes. Motion Carried.

New Business

None

Adjournment

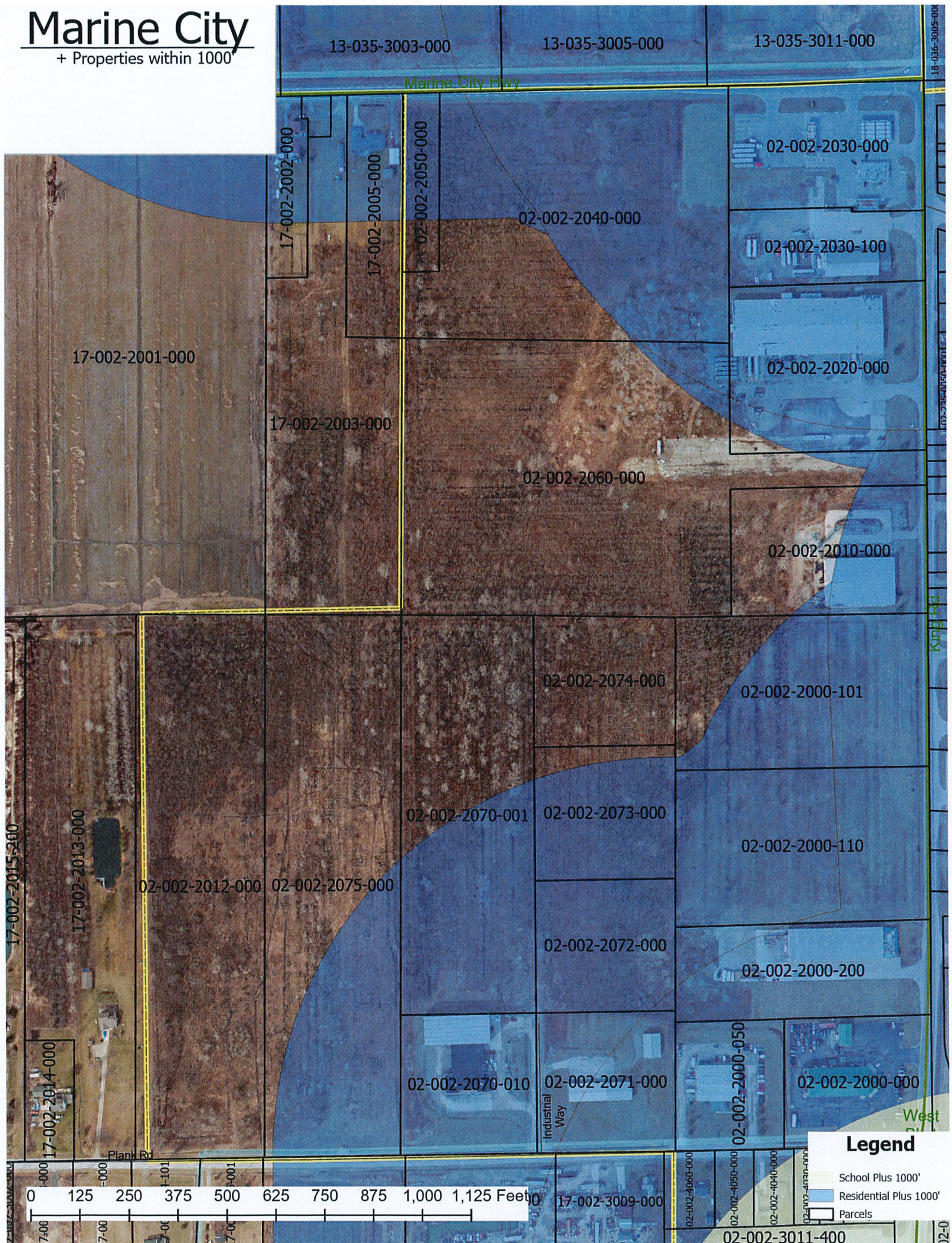
Motion by Commissioner Beutell, seconded by Commissioner Allan, to adjourn at 6:15pm. All Ayes. Motion Carried.

Respectfully submitted,

Jason Bell
Interim City Clerk

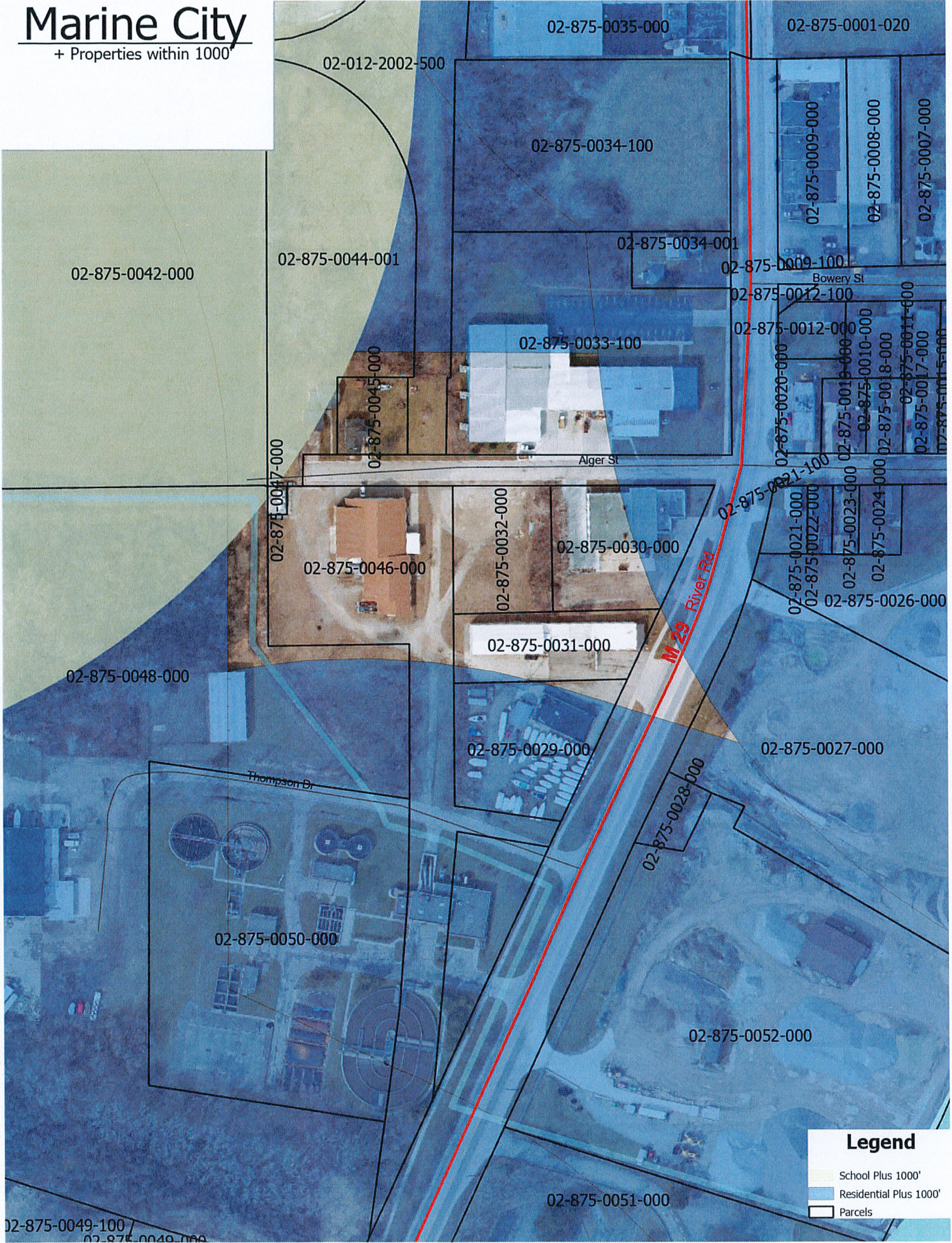
Marine City

+ Properties within 1000'



Marine City

+ Properties within 1000'



Legend

- School Plus 1000'
- Residential Plus 1000'
- Parcels

Marine City

+ Properties within 1000'

Marine City
Hwy

Plank Rd

Chartier Rd

River Rd
M 29

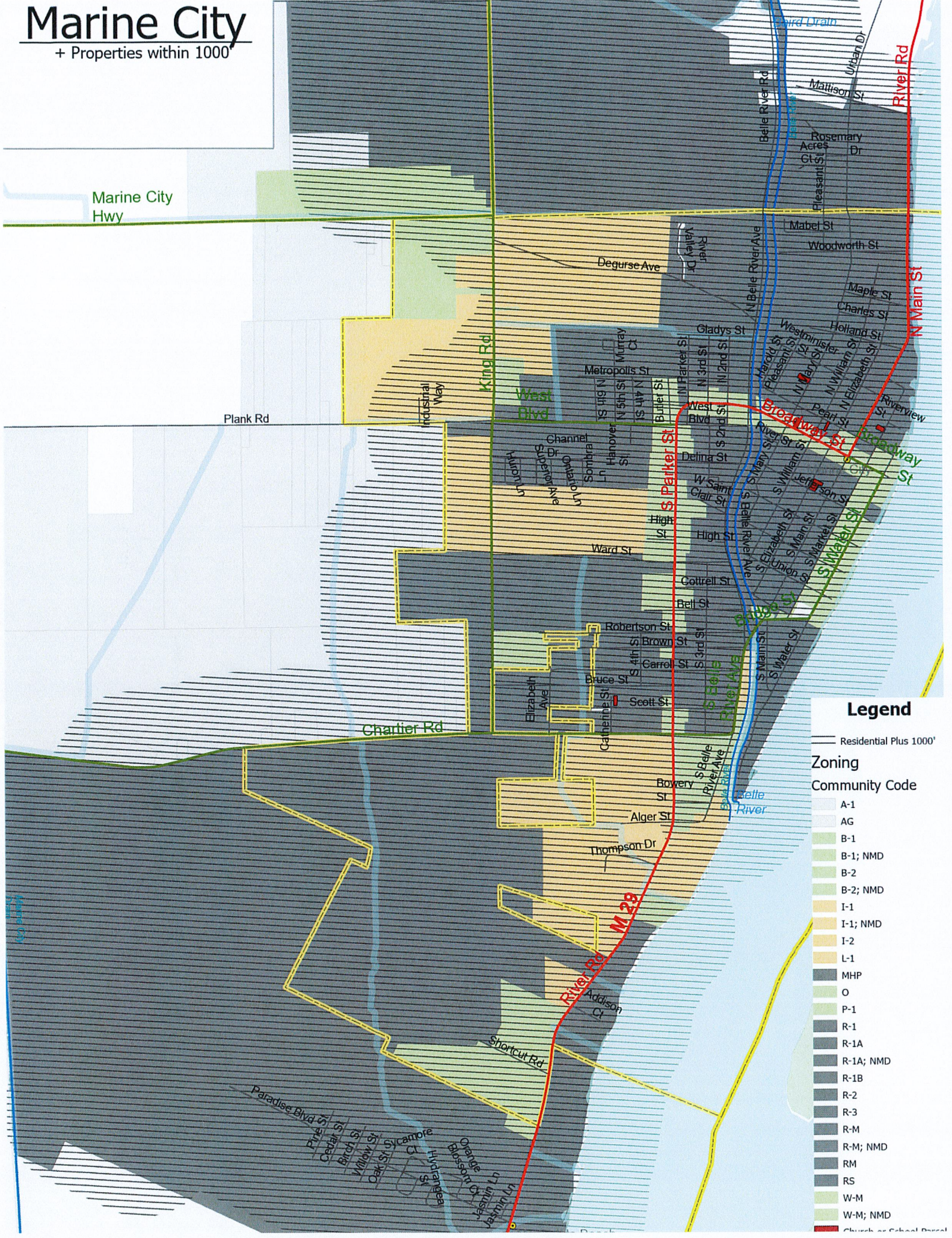
Legend

Residential Plus 1000'

Zoning

Community Code

- A-1
- AG
- B-1
- B-1; NMD
- B-2
- B-2; NMD
- I-1
- I-1; NMD
- I-2
- L-1
- MHP
- O
- P-1
- R-1
- R-1A
- R-1A; NMD
- R-1B
- R-2
- R-3
- R-M
- R-M; NMD
- RM
- RS
- W-M
- W-M; NMD
- Church or School Parcel



Marine City

+ Properties within 1000'

Marine City Hwy

Plank Rd

Chartier Rd

M 29

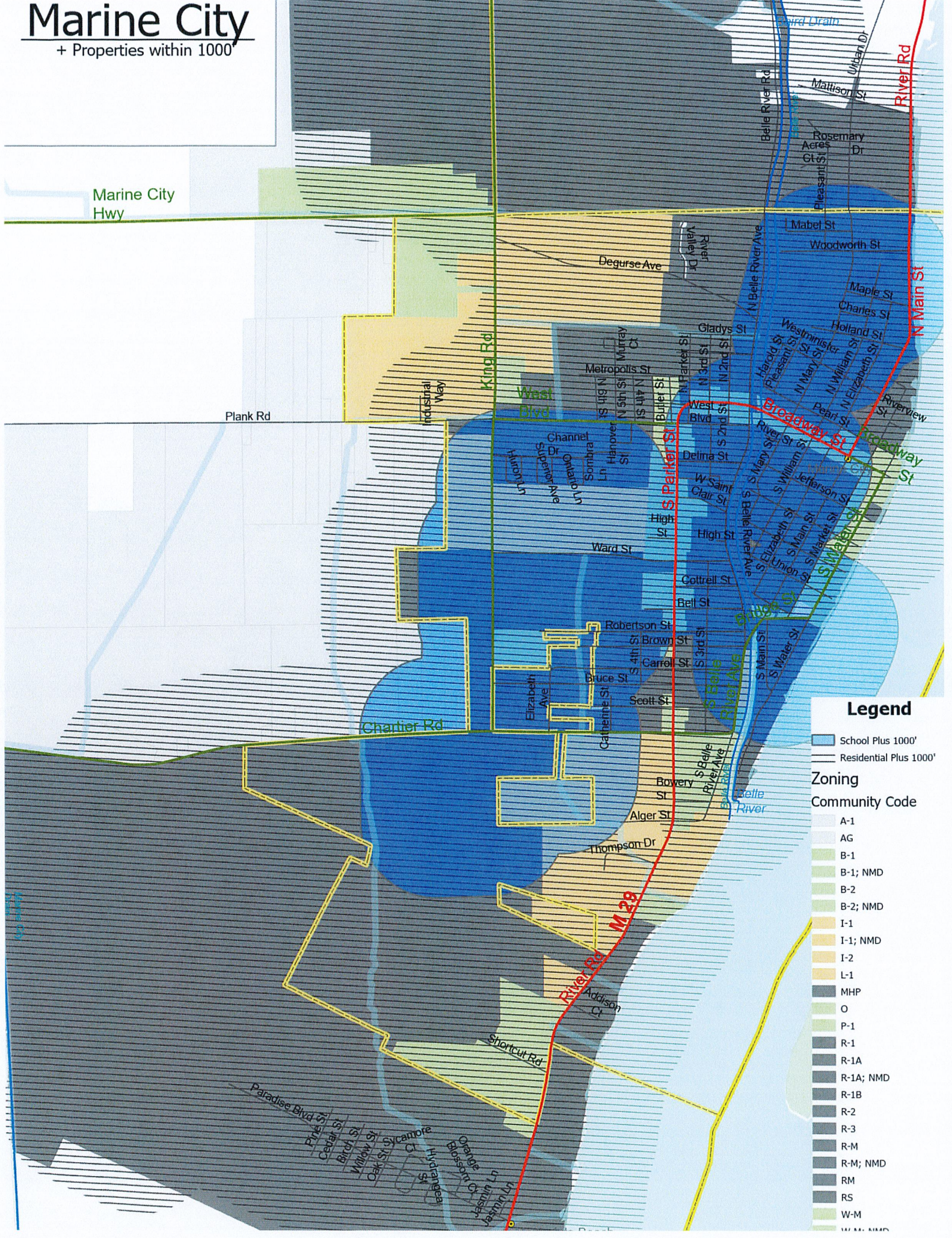
Legend

- School Plus 1000'
- Residential Plus 1000'

Zoning

Community Code

- A-1
- AG
- B-1
- B-1; NMD
- B-2
- B-2; NMD
- I-1
- I-1; NMD
- I-2
- L-1
- MHP
- O
- P-1
- R-1
- R-1A
- R-1A; NMD
- R-1B
- R-2
- R-3
- R-M
- R-M; NMD
- RM
- RS
- W-M
- W-M; NMD



Memorandum – Master Plan Kickoff Meeting

TO: Marine City, City Administration + Planning Commission
FROM: Brigitte Smith, Project Manager
SUBJECT: Project Kick-Off and Materials Request
DATE: May 15, 2023

Below are several questions and clarification items for our discussion as we kick-off the 2023 Master Plan and Parks and Recreation Plan Update. We can begin to discuss and resolve these at our May 22 meeting.

Our discussion will cover logistics, the Notice of Intent to Plan, as well as review draft survey questions, project timeline and milestones, and tentative schedule of the workshops and outreach methods.

LOGISTICS

Primary Points of Contact

- City Core Team:
 - City Manager (Scott)
 - Planning Commission Chair (Joe)
 - City Clerk (Jason), when applicable
 - Parks and Recreation Point of Contact

- McKenna Core Team:
 - Brigitte Smith (PM)
 - Laura Haw (CM)
 - Nani Wolf (PP, GIS)
 - Andrew Littman (PP)

Communications

- Primary Contacts – City Manager and PC Chair?
- Email and/or Phone –
- File sharing –

Document

- Preferred font(s)
 - PDF final product
- Format of Document: Data, Maps, Graphics, Text
 - Current document is text heavy

Material and Data Request

- GIS shapefiles – parcel and street data, as well as any infrastructure-specific layers;
- Word file of existing master plan



- Existing maps (ELU, FLU), background drawings, development concepts
- City CIPs and budgets
- Any other relevant plan documents
 - ARPA report
 - Etc.
- Any photos / images you would like included in the final document
- City logo

STRATEGIC PLANNING ISSUES

What does success look like? What do you hope for in the plan?

What is the vision/goal for the Marina?

- Size, etc.

Potential Redevelopment / Change Areas

- Waterfront properties
 -
- Public lands (City-owned)
 -
- Vacant lands
 -
- Additional?

Zoning and Future Land Use Issues / Potential Changes

- Residential land uses
 -
- Commercial land uses
 -
- Recreation and tourism
 -
- State/Federal land uses
 -
- Zoning Plan
 -
- Complete Streets / Mobility
 -
- Priority redevelopment areas
 -



Hot Button Issues:

- Any other context we should be aware of?
 - Historic Preservation
 - Old City Hall

CURRENT PLAN REVIEW

Review the goals of the current Master Plan and Parks and Recreation Plan, which are included after page 8 as an attachment. Please mark if the goal listed is still pertinent and its priority level. What additional goals should be included?

Additional Goals?

- Develop a health care sector
- Aging-In-Place
- Develop arts and crafts cultural events and districts as well as mixed-use village downtowns
 - Mixed-use is an expectation of the RRC Certification
- Aggressively market the county and its products, attractions, services and newly established Downtown District
- Permitted Housing by-right, RRC requires at least three of the following: Accessory dwelling units (ADU), Townhouses, Triplex, Quadplex, 6-plex, Stacked Flats, Residential above commercial, Micro-Units, Cottage housing/court, Tiny Houses
- Parking Revisions, RRC requires three of the following: Reduction of elimination of required parking when on-street parking is available, Connections between parking lots, Shared Parking Agreements, Parking Maximums, Parking Waivers, EV stations, Bicycle Parking, PILO, Reduction of required parking for complementary mixed-uses, Deferred parking
- Tree Preservation
- Stormwater Management / Flooding

CURRENT ACTION ITEM REVIEW

Any projects being worked on right now that should be included in the Comprehensive Plan or Parks and Recreation Plan?

OUTREACH

Notice of Intent to Plan (attached as an appendix item)

- City Point of Contact to direct questions to: Scott ?
- Mail List:
 - Chamber of Commerce
 - Township of Cottrellville
 - China Township
 - St Clair
 - Algona
 - East China
 - Sombra, Canada



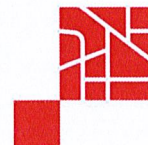
- St Clair Township
- St Clair County
- St Clair County Commission
- St Clair County Parks and Recreation Commission
- St Clair Road Commission
- St Clair County Health Department
- Gas - SEMCo Energy Gas Company
- DTE Electric Service
- Canadian National Railway
- CSX Transportation
- MDOT Office of Rail
- Belle River Elementary School
- Marine City Middle School, High School
- Riverview East High School
- East China School District
- Key businesses?
 - _____
- Resident groups:
 - a. Historic Preservation Group
 - Lions Club
 - Senior Center

Survey (attached as an appendix item)

- Review Questions: Please review the survey questions included at the end of the document so we can discuss any necessary edits at the May 22, 2023 Planning Commission meeting.
- Outreach / Publication
 - McKenna will draft content and flyers
 - Discuss promotion and outreach
 - Post to the City website:
 - When is the water bill sent? Can a QR code to the survey be included?
 - Local Newspaper:
 - Additional Methods:

Methods of Outreach and Advertising

- Advertise Field Day/open house:
 - City:
 - McKenna:
- Advertise Roundtables:
 - City:
 - McKenna:



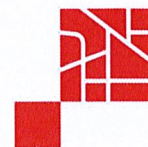
- Advertise Public Input and 30-day review period:
 - City:
 - McKenna:

Draft Distribution and Final Document

DRAFT SCHEDULE

Following is our proposed timeline of tasks and meetings, estimated to take 8-10 months.

STEP	Month									
	May	June	July	August	Sept.	Oct.	Nov.	Dec.	Feb.	
1. Kick-Off and Project Startup	May 8									
2. Identify, Quantify and Analyze										
3. Engagement, Participation, Outreach		Survey	Field Day, Roudtable	Roudtable						
4. Goals and Objectives										
5. Draft Parks and Recreation Plan										
6. Draft Master Plan										
7. Public Review Period										
8. Adoption										
MARINE CITY / MCKENNA MEETINGS										
1. Project Kick-Off – Joint PC/CC Meeting	X – May 22									
2. Field Day			X Date?							
3. Round Tables Including Parks and Rec Specific Visioning Session			X (2) Date?	X (1) Parks+Rec Date?						
4. Review Draft Master Plan with Planning Commission, Review Draft Parks and Recreation Plan with Parks Department*							X Oct. _____ + Parks Dept.			
5. Draft Master Plan Review & Distribution Recommendation w/ Planning Commission								X Nov. 13		



6.	City Commission Review Plan for Distribution and Approves for Distribution								X Nov. 16	
7.	63-day Public Distribution Period								Nov 17 - Jan 22	
8.	Public Hearing / Adoption Due by Feb. 1 for MDNR deadline.									X Public Hearing: PC Feb 13 Adoption: City Commission Feb 24

Schedule of Public Meetings:

Planning Commission – 2nd Monday of the month, 6 pm

City Commission – 3rd Thursday of the month, 7 pm

*Virtual Meeting

DRAFT TABLE OF CONTENTS

Introduction

Welcome

Purpose of a Master Plan

Past Planning Efforts

Summary of Engagement and Planning Process

Community Vision for 2040

Marine City Today

Regional Context and History of Marine City

Demographics and Economic Influences

Community Facilities and Services

Physical Characteristics (Natural Features and Resources)

Existing Land Use

Redevelopment and Economic Development Analysis:

a. Significant Land Use Issues

b. Potential Challenges and Opportunities

Transportation Network and Circulation Analysis

Marine City’s Future

Community Input (Survey and Roundtable Summaries)



Goals and Objectives

Strategy Plans

- a. *Redevelopment*
- b. *Economic Development and Marketing*
- c. *Housing and Aging in Place*
- d. *Climate Action and Energy Resilience*
- e. *Transportation and Complete Streets*

Future Land Use

- a. *Future Land Use and Opportunities for Marine City*
- b. *Potential Intensity Change Areas*

Marine City's Parks and Recreation Plan

Inventory

- a. *Classification of Recreational Amenities*
- b. *Natural Resources Inventory*
- c. *City Parks and Recreation Inventory*
- d. *Regional Parks and Facilities Inventory*

Assessment of the Recreation and Natural Resource Facilities

Goals and Objectives

Administrative Structure

Description of Planning Process

Public Input

Action Program – Capital Improvements Plan

Implementation Plan

Getting Started

Policy and Programming

- a. *Zoning Plan and Ordinance Amendments*
- b. *Administrative Actions*

Financing Tools

- a. *Economic Development*
- b. *Grant Programs*

Action Plan

List of Maps



- Map 1: Regional Context
- Map 2: Wetlands
- Map 3: Land Cover
- Map 4: Existing Land Use
- Map 5: Transportation Network and Pedestrian Circulation
- Map 6: Future Land Use (will need to work closely with staff on development), includes Downtown District
- Map 7: Potential Intensity Change Areas (PICAs)
- Map 8: Redevelopment Ready Sites (will work closely with staff on finalizing sites)
- Map 9: Local Park and Recreational Opportunities, including Trailways
- Map 10: Regional Parks and Recreational Facilities

Park Classifications

1) Large Urban Park

- King Road Park
- Nautical Mile Park

2) Community Park

- Marine City Beach
- Broadway Park
- Lighthouse Park Civic
- Women's Club River Park
- Water Works Park
- Drake Memorial Park
- Ward Cottrell Park

3) Neighborhood Park

?

4) Pocket Park

- Musical Parklet, 300 S Parker
- South Main/Washington Mini Park, 0.5 acres
- Watchman Park, 131 Water Street, 0.5 acres
- St. Clair Park, end of St. Clair Street and St Clair River, 0.5 acres

5) Special Use Park

- Mariner Park, Pavilion with access for fishing the St. Clair river, freighter watching

6) Special Use Facility

- Washington Life Center
- The Marina (1105 S. Belle River near Scott Street)
- Private Banquet Hall with outdoor picnic area (rentable)
- Lions Club International- Marine City (rentable to public)

7) Greenways and Trails

PLANNING GOALS

Relying on input from Marine City residents and City officials, combined with a thorough analysis of demographic, economic and land use trends, a series of community planning goals has been developed. These goals should guide decision making relative to land use, transportation, and overall change management. They should be reviewed when examining development proposals, administering or amending the zoning ordinance, and considering public input.

GOAL 1: PLACEMAKING AND LIVABILITY WILL BE CONSIDERED IN ALL DEVELOPMENT DECISIONS TO ENSURE A HIGH QUALITY OF LIFE

- ▶ Preserve the historical character of Marine City by promoting the restoration and/or preservation of all historic buildings in the city and encourage any new construction in historic districts to have exterior designs compatible with those historic districts.
- ▶ Preserve and highlight historical heritage through design themes and interactive displays, including displaying enlarged photos of Historic Marine City on or nearby various establishments to show the history of Marine City and the shipbuilding heritage.
- ▶ Improve entrance signs and landscaping along M-29 to create more appealing welcome to Marine City and screen objectionable views to present a favorable image.
- ▶ Reinforce the nautical character of Marine City by utilizing the attractiveness of the Belle and St. Clair Rivers within development schemes and recognize these rivers as unique and important resources.
- ▶ Maintain and promote Marine City as a pleasant place to live, work and visit through a proper and thoughtful arrangement of land uses within the city.
- ▶ Identify the city's existing assets and promote those assets as unique quality of life drivers that differentiate Marine City from other communities in the region.
- ▶ Continue to define and implement streetscape standards that transform the central business district into a more walkable, vibrant, and interesting place to frequent.
- ▶ Ensure that downtown is clean, safe, and welcoming.
- ▶ Ensure the street level of buildings relates to the pedestrian as a primary focus.
- ▶ Emphasize public art and integrate it with public buildings, community parks, and public works.
- ▶ Highlight the St. Clair and Belle Rivers as unique natural assets that enhance recreation, tourism, and quality of life and provide transient boating facilities.
- ▶ Identify and participate in targeted neighborhood reinvestment and stabilization programs that improve the quality of the housing stock and overall neighborhood character.
- ▶ Continue to increase housing opportunities in the central business district through the utilization of second and third floor spaces above street-level retail.
- ▶ Where appropriate, identify and pursue new opportunities for public transit, bicycling and other modes of transportation alternatives to automobiles.

MARINE CITY MASTER PLAN

GOAL 2: LEADERSHIP WILL PURSUE ECONOMIC DEVELOPMENT

STRATEGIES THAT PROVIDE SUSTAINED AND STABLE ECONOMIC GROWTH

- ▶ Promote policies that lead to the sustained economic health of Marine City's assets and to the natural revitalization of vacant, low density, obsolescent and deteriorated property. When possible use existing amenities as the focus for the development.
- ▶ Embrace the Green Economy and its focus on alternative energy.
- ▶ Recognize the important role that placemaking strategies play in attracting talent and economic development.
- ▶ Promote and support entrepreneurship in Marine City. Create regulations and implement policies that are entrepreneur-friendly and work to connect entrepreneurs looking to start or expand a business to the organizations or resources that are required to be successful.
- ▶ Ensure that Marine City has a wide variety of amenities including recreation, shopping, cultural resources, entertainment options, and "third places," all of which will help in attracting and retaining talented workers.
- ▶ Attract tourists by focusing on place-based strategies that highlight Marine City's existing assets and unique resources and enhance opportunities for expanded accommodations such as bed and breakfast establishments, hotels/motels, and other tourist-related services.
- ▶ Highlight the importance of post-secondary education and skills-development to all residents to help the community adapt to and compete in a globalized, knowledge-based economy.
- ▶ Communicate and collaborate with other local units of government across the region and leverage new and existing public-private partnerships to promote and implement regional strategic growth initiatives.
- ▶ Work toward full certification through the MEDC Redevelopment Ready Communities Program.

GOAL 3: THE CITY IS HOME TO A THRIVING BUSINESS COMMUNITY THAT PROMOTES INNOVATION, ENTREPRENEURSHIP, AND PROSPERITY

- ▶ Encourage the retention of a viable central business district with adequate parking which serves the convenience needs of the population within the trade area and which will become increasingly able to draw shoppers and tourists from beyond the local trade area.
- ▶ Encourage owners of businesses and structures within the business district to improve and maintain their properties in a manner that promotes the aesthetic appearance of the district.
- ▶ Encourage use and/or redevelopment of existing underutilized, vacant and dilapidated buildings whenever possible.
- ▶ Provide areas within the city for commercial development outside the central business district for those types of commercial uses requiring the large areas of land (e.g. car dealers, grocery stores, lumber yards, etc.)
- ▶ Encourage long-term growth of the commercial tax base of the city.
- ▶ Maintain and improve the public infrastructure within the central business district such as sidewalks, lighting, municipal parking and other amenities.
- ▶ Encourage a concentration of smaller, specialty type retail shops in the central business district.
- ▶ Encourage service type businesses to locate on the fringe of the central business district.

PLANNING GOALS

GOAL 4: MARINE CITY IS HOME TO GREAT NEIGHBORHOODS WHERE PEOPLE WANT TO LIVE AND INTERACT WITH THE COMMUNITY

- ▶ Encourage the construction of new residential development in the city so as to provide an opportunity for those employed in the city and surrounding areas to become residents.
- ▶ Promote a residential environment designed to fulfill basic needs with special attention focused on maintaining or restoring viability of developed residential areas.
- ▶ Require new residential development to be visually attractive and environmentally acceptable, preserving the natural features of each site, such as woods, topography, natural drainage and retention areas.
- ▶ Allow for a variety of dwelling unit types and sizes for ownership and rental by all age groups and income levels, including: site built and factory-built, single family, two-family, and multiple family development.
- ▶ Discourage incompatible non-residential uses from locating in residential neighborhoods.
- ▶ Discourage uses that would increase traffic on residential streets beyond that which the street was designed or intended to carry.
- ▶ Restrict aesthetically incompatible housing types, such as units having a width of less than 20 feet, to locations within licensed mobile home parks.
- ▶ Permit manufactured housing that is aesthetically compatible with site built housing to be located in the community wherever comparable housing is located.
- ▶ Seek out and participate with the Michigan State Housing Development Authority (MSHDA) in the establishment and operation of neighborhood improvement and housing rehabilitation programs.
- ▶ Promote "infill" development of adequately sized vacant lots in existing developed areas that are served by public sewer and water.

GOAL 5: THE CITY HAS A DIVERSE INDUSTRIAL MIX THAT ADDS VALUE TO THE LOCAL AND REGIONAL ECONOMY

- ▶ Work with partners to support a stable and diversified economy emphasizing an industrial mix minimally affected by fluctuations.
- ▶ Work with partners to support manufacturing and services capable of serving the needs of the residents and businesses in the area.
- ▶ Work with partners to market available cost-effective, adequately-sized industrial sites that are compatible with the surrounding area.
- ▶ Provide adequate roads, utilities and transportation facilities to service existing and planned industrial areas.
- ▶ Provide adequate buffering of industrial uses from adjacent residential uses and from less intensive land uses through the use of appropriate setback standards, landscaping, and by locating industrial uses adjacent to other intensive land uses.
- ▶ Require future industrial developments to provide adequate onsite off-street parking facilities.
- ▶ Ensure that future industrial development does not emit excessive amounts of noise, fumes, smoke, vibrations or other pollutants.
- ▶ Encourage the proper redevelopment/rehabilitation of abandoned industrial sites, so as to limit/mitigate the negative impacts on neighboring lands and assist in actively marketing these sites for re-use.

MARINE CITY MASTER PLAN

GOAL 6: TRANSPORTATION AND MOBILITY FOR ALL USERS ARE CONSIDERED IN PLANNING AND DEVELOPMENT DECISIONS

- ▶ Plan for a network of roads by type and function that will provide a complete road system including major, collector and local roads.
- ▶ Obtain necessary right-of-way dedications and reservations.
- ▶ Cooperate with the Michigan Department of Transportation (MDOT) and the St. Clair County Road Commission to ensure that a proper relationship exists between planned road improvements and the city's desired future land use pattern.
- ▶ Increase pedestrian safety by providing opportunities for pedestrian circulation along existing and planned road systems through a coordinated program of sidewalk construction and maintenance.
- ▶ Limit points of ingress/egress on major roads to improve safety and retain the traffic carrying capacity of the roadway.
- ▶ Provide a transportation system that recognizes the need for both auto and truck traffic and eliminates as many points of conflict between the two as possible.
- ▶ Improve the road system to better serve residences and businesses through a regular program of scheduled pavement maintenance, paving, repaving, curb and gutter construction, etc.
- ▶ Recognize the relationship between land use patterns and the availability and adequacy of the transportation system.

GOAL 7: THE CITY OFFERS HIGH QUALITY RECREATIONAL OPPORTUNITIES FOR RESIDENTS AND VISITORS.

- ▶ Provide parks and recreation opportunities and amenities for citizens of all ages and abilities.
- ▶ Promote Marine City as a waterfront "Trail Town" that offers experiences other communities cannot.
- ▶ Ensure Marine City has adequate financial resources for parks and recreation facilities and programs.
- ▶ Deliver outstanding recreation programming and quality public services to all stakeholders.
- ▶ Develop existing park facilities with features and amenities that bring citizens and visitors back on a regular basis.
- ▶ Support the continued development and utilization of an interconnected system of land and water trails in Marine City and beyond.
- ▶ Expand the range of recreation facilities available to residents.
- ▶ Purchase or secure water access on private property along Belle River for further marina development, including a location for smaller craft such as canoes and kayaks.
- ▶ Complete riverfront walkway with landscaping, benches, and lighting extending from Rotary Park to Jefferson Street.

GOAL 8: PUBLIC FACILITIES AND SERVICES ARE PROVIDED EFFICIENTLY AND COST-EFFECTIVELY

- ▶ Provide a water and sewer system that meets the needs of current and future City residents and businesses and protects the environment.
- ▶ Stage any sewer or water installations to provide efficient growth and revenues to pay for the system.
- ▶ Develop an updated marina study to identify an appropriate location for a transient marina facility.
- ▶ Identify an appropriate location for a new City Hall building and develop a long-term plan for financing its development.

RECREATION GOALS AND STRATEGIC ACTIONS

RECREATION GOALS AND STRATEGIC ACTIONS

Marine City's Parks and Recreation Plan is a blueprint for the future, guiding recreation investment and improvements in the community for the next five to ten years. Below is a summary of the goals and strategic actions for the future of parks and recreation in Marine City. For each goal, the community identified specific strategic actions to help achieve the goal.

1

Provide parks and recreation opportunities and amenities for citizens of all ages and abilities.

- ▶ Anticipate the needs of children, senior citizens, and young professionals and plan recreation facilities accordingly.
- ▶ Explore opportunities to increase barrier free accessibility at all City-owned parks and recreation facilities to ensure ADA-compliance.
- ▶ Consider offering age-specific programming based on the changing demographics of the community.
- ▶ Regularly engage citizens of all ages, abilities and backgrounds to garner input on future parks and recreation amenities and activities.
- ▶ Work to increase and maintain public access to the St. Clair River and the Belle River.
- ▶ Attract children and young families into Marine City with quality recreational experiences

2

Promote Marine City as a waterfront "Trail Town" that offers experiences other communities cannot.

- ▶ Capitalize on Marine City's unique waterfront location along an international border with Canada.
- ▶ Increase access and infrastructure for hike/bike trails, canoeing and kayaking, boating, swimming, camping, and other outdoor activities. Add access for canoes and other small craft at foot of LaBuhn bridge on Belle River, including a parking area for loading and unloading with landscaping.
- ▶ Strengthen the connection between parks and recreation and economic development to enhance all placemaking efforts.
- ▶ Explore opportunities for developing a marina/transient docking in Marine City.
- ▶ Implement a robust wayfinding system in the downtown and make connections between land and water trails, the downtown, and neighborhoods.
- ▶ Continue to hold signature community events and festivals.
- ▶ Work with community partners to establish, promote, and grow a "Michigan Stage Festival" in Marine City.

3

Ensure Marine City has adequate financial resources for parks and recreation facilities and programs.

- ▶ Develop long-term funding plans for the most effective use of St. Clair County Parks and Recreation Millage funds.
- ▶ Aggressively pursue public and private grants and donations.
- ▶ Encourage cooperation amongst communities regarding the joint use of existing and future recreation facilities.

4

Deliver outstanding recreation programming and quality public services to all stakeholders.

- ▶ Continue to offer programming that enriches citizen's lives by providing social activity, physical activity, educational enhancement, and leisure enjoyment.
- ▶ Identify new programs that appeal specifically to kids, young professionals, and the elderly population. Offer programs that cover each of those age cohorts.
- ▶ Stay abreast of national and state recreation trends to learn about new programs and how people are recreating.
- ▶ Monitor and adjust program offerings to reflect changing recreation preferences.
- ▶ Identify potential partnerships to offer new programs.
- ▶ Encourage cooperation with the East China School District in providing school facility usage for community recreation programs.

5

Develop existing park facilities with features and amenities that bring citizens and visitors back on a regular basis.

- ▶ Explore active recreation options for King Road Park, such as a BMX bicycle track, a disc golf course, a dog park, and other in-demand amenities.
- ▶ Develop ADA-accessible walkways and trails to enhance connectivity.
- ▶ Ensure parks and facilities are well-maintained and safe at all times.
- ▶ Develop a long-term plan for developing camping facilities at an appropriate location.
- ▶ Explore adding new amenities to Marine City Beach.
- ▶ Identify a potential location to develop a Splash Pad.
- ▶ Ensure adequate parking is available for park patrons.
- ▶ Improve and maintain park infrastructure. Replace high maintenance items with more sustainable, low maintenance items.
- ▶ Add benches in appropriate locations throughout City parks.
- ▶ Explore offering free Wi-Fi and charging stations in City parks.

6

Support the continued development and utilization of an interconnected system of land and water trails in Marine City and beyond.

- ▶ Support the continued development of the Bridge to Bay Trail.
- ▶ Explore opportunities and partnerships to add new connector trails to existing bike trails and water trails.
- ▶ Ensure compliance with the Americans with Disabilities (ADA) along all trail routes.
- ▶ Continue utilizing Safe Routes to School funding for implementation of trail extensions in appropriate areas.
- ▶ Develop a local Complete Streets policy to consider multi-modal aspects of future road projects.
- ▶ Promote walking as a means of transportation and highlight alternatives to vehicle transportation.
- ▶ Improve walkability and mobility throughout the community.

7

Expand the range of recreation facilities available to residents.

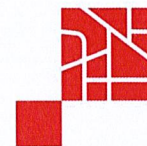
- ▶ Develop a long-term plan for a community center for people of all ages.
- ▶ Provide neighborhood level pocket parks to meet the needs of neighborhoods citywide.
- ▶ Evaluate and meet the need of recreation facilities in relationship to the specific growth of individual programs or changing community interests.
- ▶ Explore opportunities to transform waterfront street ends into parks or access points.

ACTION PLAN: CAPITAL IMPROVEMENTS

INTRODUCTION

Through public input, planning analysis, and input from City officials, the planning goals and strategic actions identified earlier in this Action Plan established a framework for capital improvements at park and trail facilities and enhancements to recreation programming intended to bolster the quality of life for residents.

Strategic actions that require significant capital investment have been organized into a Capital Improvement Program. The timing of these projects will be driven by, changed by, or eliminated depending on the City's fiscal situation, regional economic conditions, and available funding.



MCKENNA

May 23, 2023

{Name of Organization}
Attn: {Person, Title}
{Address}
{City}, MI {Zip Code}

**Subject: Marine City, St. Clair County, State of Michigan
Notice of Intent to Conduct Master Planning**

Dear {Name of Organization},

In accordance with the requirements of Michigan's PA 33 of 2008 and related amendments, this is to notify you that Marine City, St. Clair County, Michigan, is initiating the process to complete a Master Plan Update for the Township. McKenna, a planning, design and building consultant, will be assisting with the planning process.

The City is asking for your cooperation and assistance in this process. Specifically, we would like to know if you have any thoughts, concerns, or issues you feel should be addressed in this effort that would allow us to work more cooperatively when planning for our area.

Later in the process, the City will be issuing a draft copy of the Plan for public review and comment, as required by the Act. At that time, we would appreciate all comments regarding the Plan's content and how you feel it may affect planning efforts in your community.

PLEASE BE NOTIFIED that you are invited to send a letter and/or email stating your opinions, position, or questions to Marine City (Subject: Master Plan), 260 S. Parker Street, Marine City MI 48039, or email citymanager@cityofmarinecity.org. Additionally, you may contact the Planning Consultant, Brigitte Smith at bsmith@mcka.com.

Marine City thanks you for your cooperation and assistance.

Sincerely,

Brigitte Smith
Project Manager/Planner

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.

City of Marine City 2023 Master Plan and Parks and Rec. Plan Survey

Thank you for taking the time to share your thoughts! The Planning Commission needs your input the future vision of Marine City.

Completing this anonymous survey will take less than 10 minutes. Please respond by June 16, 2023.

Additional Engagement Opportunities:

Summer 2023: roundtable events. If you would like to be notified of these events and participate, please submit your email at the end of the survey.

Fall 2023: Master Plan goals and objectives will be available for review, along with implementation strategies that are shaped by the results of this survey.

1. What do you like about living in Marine City?

- Cost of living
- Access to water
- The riverfronts
- Parks and recreational opportunities
- The historic downtown
- The historic homes
- Small town feel
- Other: ____

2. What would you like improved in Marine City?

- Better Internet
- Schools
- Recreational Opportunities
- More expansive trailway system
- Larger Marina
- Employment Opportunities
- Housing Options
- Senior Housing Options
- Day Care Options
- Transportation Options
- Better pedestrian connectivity
- Access to greater retail and commercial variety
- Access to healthcare
- Other: ____

3. What is one important change that would improve the quality of life in Marine City? _____

4. Please rate the following land uses and land availability in Marine City:

	Not Enough	The Right Amount	Too Much	Don't Know
Single-family housing				
Multi-family housing				
Rental Housing				
Owner-occupied Housing				
Availability of public spaces				
River Access Points (i.e. Kayak or Boat Launch, Shorefront for swimming)				
Passive energy fields (solar farms or windmills)				
Walking/Biking Trails				
Rural/Agricultural Land				
Industrial Land				

5. How far do you travel for work?

- Less than 30 minutes,
- 31 minutes-45 minutes,
- 46 minutes to 1 hour,
- 1 hour to 1.5 hours,
- More than 1.5 hours

6. If you travel more than 1 hour for work, is it for a retail or manufacturing job?

Yes / no

7. What type of housing do you currently live in?

- Single-family home that I own
- Single-family home that I rent
- Duplex
- Apartment
- Condominium
- Mobile Home

8. What additional housing development would you like to see?

- Single Family Home
- Historic Styled Home
- Duplex/Multi-Family
- Condominium
- Rental Multi-Family Options

- Short-term rental options

9. What type of retirement housing do you hope for?

- Stay in the single-family home I live in now
- Stay in the apartment I live in now
- Accessible single-family home (ex: ranch)
- Accessible apartment (not age-restricted)
- Independent living senior community
- Senior-living apartment building
- Assisted-living
-

The following questions are intended for residents of age 50 or older. If you are younger than 50, please skip ahead to questions about parks and recreation.

10. What is important to you as you grow older in Marine City? Select all that apply.

- Living near family and friends
- Living near medical facilities
- Living near other basic amenities (i.e. a grocery store)
- Access to social events and activities
- Access to senior support services
- The ability to access what I need without a car/license
- Having age-friendly housing features
- Living in a low-maintenance housing arrangement
- Affording my housing on a fixed income
- Not applicable.

11. How likely are you to seek age-friendly housing in the future, such as home retrofits or relocating to more accessible housing?

Ranked from 1 being very unlikely, 5 being very likely.

12. Have you experienced any difficulties with accessibility or safety features in your current home? If so, please describe.

13. Have you experienced any difficulties with the location of your current housing, such as lack of access to community resources or social activities? If so, please describe.

14. Where do you access information about what is happening in Marine City?

- Facebook
- Email
- Word-of-mouth
- City Website
- School/School District
- Local Newspaper
- It is difficult to get information about what is happening
- Other:

Below are five additional questions for Parks and Recreation in Marine City:

How often do you visit the following parks?

(ranked from once-twice a year, seasonally, at least once a month, have never visited the park, did not know this park existed)

- King Road Park
- Nautical Mile Park
- Marine City Beach
- Broadway Park
- Lighthouse Park Civic
- Women's Club River Park
- Water Works Park
- Drake Memorial Park
- Musical Parklet
- South Main/Washington Mini Park
- Watchman Park
- St. Clair Park
- Mariner Park
- Ward Cottrell Park
- Washington Life Center
- The Marina (1105 S. Belle River near Scott Street)
- Private Banquet Hall with outdoor picnic area (rentable)
- Lions Club International- Marine City
- The railway system

In general, what kind of recreation / leisure activities do you and your family members participate in? *(Select all that apply.)*

- Organized Team Sports
- Walking
- Cycling
- Other types of Exercise / Fitness / Casual Sports
- Cultural Events
- Classes / Enrichment Programs
- Children's Play
- Nature Study / Gardening
- Hiking / Camping
- Boating / Fishing
- Watching freighters pass along St. Clair River
-

Please rate the following aspects of public parks, recreation facilities, and spaces in Marine City on a scale of one (1) = poor to five (5) = excellent. *(Circle the number that best applies.)*

	Poor	Bad	Neutral	Good	Excellent
Overall existing outdoor facilities	1	2	3	4	5
Overall indoor facilities	1	2	3	4	5

Variety of parks and recreation facilities	1	2	3	4	5
Maintenance of parks and recreation facilities	1	2	3	4	5
Availability of public spaces where people want to spend time and feel safe	1	2	3	4	5
Availability of walking paths (including sidewalks)	1	2	3	4	5
Availability of bike facilities and paths	1	2	3	4	5

What new or enhanced opportunities would you like in Marine City?

- Adult Fitness and Wellness
- Arts and Crafts
- Programs for At-Risk Youth
- Baseball / softball
- Basketball
- Bicycling – Street Programs
- Bike Rental
- Cultural / Historical Programs
- Dance
- Disc Golf
- Dog Park (off leash)
- Hiking/Walking Trails
- Hockey
- Jazzercise / Zumba
- Martial Arts/Self Defense
- Nature Education Programs
- Pickleball
- Playgrounds
- Programs for People with Disabilities
- Senior Fitness and Wellness
- Skateboard / Bike park
- Sledding
- Soccer
- Special Events / Festivals
- Swimming
- Tennis
- Trailway system connected to regional trails
- Volleyball
- Youth Fitness / Wellness
- Youth/Teen Summer Camps
- Restrooms
- Community Gardens
- Natural Resource Management
- Golf Course
- Ice Arena

- Other (please specify): _____

What are your top three park and recreational priorities for Marine City in the next 5-10 years? _____

Demographic Questions:

If you are a resident, how long have you lived in Marine City?

- Less than 1 year
- 1 to 5 years
- 6 to 10 years
- 11 to 20 years
- More than 20 years
- I have never lived in Marine City

If you are not a resident, select what best describes your relationship to Marine City (select all that apply):

- I own property that I lease in Marine City
- I own property as a second home
- I live in a nearby City/Township in St. Clair County
- I live in a nearby City/Township outside of St. Clair County
- I am an avid patron of businesses in Marine City
- I visit friends / family in Marine City
- I visit public events hosted by or in Marine City

What is your age?

What is your gender?

If you would like to be notified of the Master Plan and Parks and Recreation Plan roundtable events and future development of this important Plan, please share your email: _____