



CITY OF MARINE CITY

Planning Commission Meeting Agenda

Guy Community Center, 260 South Parker Street

Regular Meeting: Monday, July 11, 2022 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; City Manager Holly Tatman

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. June 13, 2022 Meeting Minutes

8. UNFINISHED BUSINESS

- A. Vacant Storefronts
- B. Master Plan Updates: Zoning Maps
- C. Preliminary Review of Master Plan
- D. Preliminary Review of Recreation Plan

9. NEW BUSINESS

- A. Special Land Use – parcel 74-02-002-2000-101
- B. Landscaping Ordinance

10. ADJOURNMENT

**City of Marine City
Planning Commission Meeting
June 13, 2022**

A regular meeting of the Marine City Planning Commission was held on Monday, June 13, 2022 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 Keith Jenken, Graham Allan, Madelyn McCarthy; City Commissioner William Klaassen; City Manager Holly Tatman; Deputy Clerk Michele Goodrich

Absent: Commissioners William Beutell, Benjamin Heath

Communications

None.

Approve Agenda

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

Public Comment

None.

Approve Minutes

Motion by Commissioner McCarthy, seconded by Commissioner Allan, to approve the May 09, 2022 meeting minutes. All Ayes. Motion Carried.

Unfinished Business

Vacant Storefronts

Chapters 4 and 5 and present any modifications at the next Planning Commission meeting.

Chairperson Moran advised that the Recreation Plan should be updated at the same time as the Master Plan and that the revisions to the Master and Recreation Plans would take several months.

Master Plan Request for Proposals

City Manager Tatman advised that she would develop a mock Request for Proposals for review at the next Planning Commission meeting.

Open Discussion

Commissioner McCarthy would like the Planning Commission to examine and discuss landscaping maintenance, specifically for commercial properties, at the next Planning Commission meeting.

Adjournment

Motion by Commissioner Allan, seconded by Commissioner Klaassen, to adjourn at 6:38 pm. All Ayes. Motion Carried.

Respectfully submitted,

Michele E. Goodrich
Deputy Clerk

Shannon Adams
City Clerk

To: Chairman and Members of the Marine City Planning Commission
From: Tracy Kallek, Building Official
Date: 06.30.2022
Subject: Truck Repair Building
King Rd. Parcel 74-02-002-2000-101

Re: Ground up Construction of Truck Repair Facility

Site Plan Review: Trans UA is proposing a 9,600 square foot building to repair Semi trucks. This is on a 6 acre parcel in the Light Industrial Zone district. This type of business does not fit in the,

§ 160.126 PRINCIPAL USES PERMITTED.,but does allow for

§ 160.127 USES PERMITTED SUBJECT TO SPECIAL CONDITIONS.

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the **Planning Commission**.

(B) Automobile repair station, automobile or other machinery assembly plants, painting and varnishing shops, undercoating shops;

Summary: The Zoning Department sees no issues in allowing the proposed use, if the Planning Commission chooses to allow proposed use.

Best Regards,



Tracy Kallek, Marine City Building Official

JUN 28 2022

Initial: T



City of Marine City
Building Department
260 S Parker St.
Marine City, MI 48039
(810) 765-9011
buildingdepartment@cityofmarinecity.org

SITE PLAN REVIEW
APPLICATION AND SUBMITTAL
CHECKLIST FOR PLANNING
COMMISSION

ZONED
I-1

Cash Receipting Code: Plan Com

Application Fees:	\$200.00	Single & Multi-Family (up to 3 units)
	\$300.00	Commercial, Industrial, Subdivisions, Condos, Multi-Family (4 or more units)
	\$200.00	Special Use Application

When this completed application is filed in conjunction with the site plan for the proposed development, it will serve to initiate processing of the plans in accordance with the review procedure as described in the City of Marine City Zoning Ordinance. The engineer, architect, planner and/or designer retained to develop the site plan shall be responsible for securing a copy of the City of Marine City Zoning Ordinances, which are available on the City's website at www.cityofmarinecity.org, and complying with the various requirements therein. Further, these professionals shall make themselves aware of all master plan requirements including, major thoroughfares, land use, recreation, etc. Be sure to complete each applicable section of this application, omission of any required information will delay the review process. Applicant will reimburse the City of Marine City for all planning Consultant fees and Engineering Consultant fees associated with this application prior to being placed on the agenda.

Applicant Name(s): TISEO ARCHITECTS

Applicant Address: 19815 FARMINGTON RD, LIVONIA, MI 48152

Phone: 248.888.1300 Fax: 248.888.1313 Email: bsnet@tiseo.com

Property Owner Name(s): MYKHAILO SLIPETS (LOYAL PROPERTY INVESTMENT GROUP)

Property Owner Address: 5563 HARTLEIN DR

Phone: 800.917.7211 Fax: 586.291.0288 Email: transua2014@gmail.com

Name of Proposed Development: TRANSUA

Address of Development: 6210 KING RD (TO BE VERIFIED)

Parcel No.: 74.02.002.2000.101 Description of Development: New Addition

Copy of Legal Description Attached (ON DRAWINGS)

Proposed Use: TRUCK REPAIR BUILDING

I (We) hereby attest that all of the information provided in this application and attachments submitted, are true and correct to the best of my (our) knowledge and belief.

Applicant's Signature: [Signature] Date: 16 JUN 2022

Owner's Signature: [Signature] Date: 6/16/2022

Site Plan Preparer Signature: _____ Date: _____

If petitioner is not the owner, state the basis for representation (i.e. Attorney, Representative, Option-to-Buy, etc.): _____

SCANNED

JUN 28 2022

Initial: BT



Tiseo Architects, Inc.

RECEIVED
JUN 21 2022

City of Marine City

TRANSMITTAL

Date: 21 Jun 2022

To:
Tracy Kallek
Building Official
Marine City
260 S. Park Street
Marine City, MI 48039

Project:
Trans UA
6210 King Rd
Marine City, MI

Project No:
22003

WE ARE FORWARDING:

Copies:	Date:	Description:
10 sets	21 Jun 2022	Architectural Sheets P1 & P2 (Signed & Sealed)
10 sets	21 Jun 2022	Civil Engineering & Landscaping Sheets (7 each), PEA (Signed & Sealed)
1	10 Jun 2022	Gasser Bush – Photometrics 1 of 1
10 sets	11 Apr 2022	Accurate Surveying Sheet 1 of 1 (Signed & Sealed)
1	16 Jun 2022	Site Plan Review – Special Land Use Application (signed)
1	18 Jun 2022	Check #2242 - \$200.00

X For Your Use

- For Your Action
- For Your Approval & Signature
- For Your Review & Comment

Approved

- Approved As Noted
- Revise & Resubmit
- Not Approved

X Hand Delivery

- Pick Up
- Regular Mail
- Express Mail
- Other

REMARKS:

Submitted for Special Land Use Application

Copy to: File

Signed:

Benedetto Tiseo, FAIA, NCARB
TISEO ARCHITECTS, INC.
ben@tiseo.com

(A) The owner of a parking lot or vehicular use area which abuts a public right-of-way shall install and maintain landscaping between such area and such right-of-way, unless the parking lot or vehicular use area is visually screened by a building or structure or existing landscaping which meets the buffering requirements.

(B) Where an off-street parking lot or vehicular use area in the NMD zoning district abuts a public right-of-way, screening shall be placed at all locations, excluding sidewalks and driveways, which are between any portion of the right-of-way and the parking lot or vehicular use area visible from the right-of-way as follows:

(1) A strip of land at least 5 feet in width located between the abutting right-of-way and the parking or vehicular use area exposed to the abutting right-of-way.

(2) One tree per 50 feet lineal, or fraction thereof, located between the abutting right-of-way and parking or vehicular use area.

(3) A hedge wall, berm, change of grade or any combination of these landscape elements forming a continuous screen at least 3 feet in height. If a wall or fence is used, a minimum average of 1 shrub or vine per 10 lineal feet of wall length shall be provided.

(4) Grass or ground cover shall be planted and maintained on all portions of the required landscape strip not occupied by other landscape material or existing vegetation.

(5) In cases where the parking areas or vehicular use areas are 50 feet or more from the public right-of-way, and provided that such an area has trees and shrubs which serve to buffer the parking area or vehicular use area, buffering (as required in this section) may be reduced, provided the intent of this section is carried out to the satisfaction of the Building Inspector.

(Prior Code, App., § 2008) (Ord. 88-1, passed 3-17-1988)