

City of Marine City PUBLIC NOTICE

Planning Commission August 10, 2020; 7:00 pm

Board Members will be meeting in person August 10, 2020 at 7:00 pm at 200 South Parker Street, Marine City. Due to Governor Whitmer's current Executive Orders, groups are limited to no more than ten people. Therefore, public participation will be available through Zoom.

Join Zoom Meeting

<https://us02web.zoom.us/j/86362991335>

Meeting ID: 863 6299 1335

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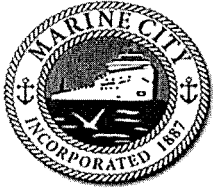
Meeting ID: 863 6299 1335

Kristen Baxter

City Clerk

July 23, 2020

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

Marine City Fire Hall, 200 South Parker Street

Regular Meeting: Monday, August 10, 2020 7:00 PM

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Commissioners Graham Allan, William Beutell, Keith Jenken, Joseph Moran, Brian Ross; 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. July 13, 2020 Meeting Minutes
8. **UNFINISHED BUSINESS**
9. **NEW BUSINESS**
 - A. Public Hearing: Rezoning – Charles Beattie
 - B. Nautical Mile District Guidelines for Historical Buildings – Discussion
10. **ADJOURNMENT**

**City of Marine City
Planning Commission Meeting
July 13, 2020**

A regular meeting of the Marine City Planning Commission was held on Monday, July 13, 2020 in the Fire Hall, 200 South Parker Street, Marine City, Michigan, with public participation through virtual telephone conference, was called to order by Chairperson Moran at 7:00 pm.

After observing a moment of silence, the Pledge of Allegiance was led by Chairperson Moran.

Present: Chairperson Joseph Moran; Commissioners Graham Allan, William Beutell; City Commissioner William Klaassen; City Manager Elaine Leven, City Clerk Kristen Baxter

Absent: Commissioners Keith Jenken and Brian Ross

Motion by Commissioner Graham, seconded by Commissioner Beutell, to excuse Commissioners Jenken and Ross from the meeting. All Ayes. Motion Carried.

Communications

None.

Public Comment

No residents addressed the Board.

Approve Agenda

Motion by Commissioner Allan, seconded by Commissioner Beutell, to approve the Agenda. All Ayes. Motion Carried.

Approve Minutes

Motion by City Commissioner Klaassen, seconded by Commissioner Allan, to approve the February 10, 2020 meeting minutes. All Ayes. Motion Carried.

Unfinished Business

Zoning Code Amendments (Chapter 160)

Adam Young, Planning Representative from Wade Trim, walked the Board through proposed amendments for the following ordinances and provided an updated zoning map:

- Residential Use Language in B-1 District 160.081(M)
- Off-Street Parking in Nautical Mile District Section 160.214(B)
- Nautical Mile District Sections 160.175-160.183
- Front Yard Parking Section 160.214(B)
- Site Plan Phasing Section 160.300(B)
- Temporary Signage Section 160.220 (B)(6)

Discussion of Sections by the Board included:

Section 160.214(B) Off-Street Parking in Nautical Mile District: The Board decided only the first and last sentences were necessary and asked that the language in between those sentences be removed.

Section 160.175 Nautical Mile District: The Board asked for necessary criteria for items #4 and #6. Adam Young responded and said that only the guidelines of the Marine City Master Plan and Nautical Mile District would need to be updated, not the ordinance.

Section 160.214(B) Front Yard Parking: The ordinance stated that the residential off-street parking spaces shall consist of permanent hard surfaces. The Board asked for clarification of anyone who currently had gravel surfaces. Adam Young replied that anyone who had gravel would be grandfathered in as long as they don't expand the size.

Expansion of the Nautical Mile Map: The Board discussed the pros and cons of adding two additional areas to the Nautical Mile District – a section on Broadway Street and a section on South Belle River Road. Adam Young pointed out advantages of adding the sections which included the requirement for providing parking spaces minimized, the allowance of projecting signs, and additional grant opportunities. A possible disadvantage was having to meet Nautical Mile District design guidelines. Board members felt that that the addition of these sections would assist with growth in the area.

Changes decided on by the Board to include:

- Removing sentence on Section 160.214 Front Yard Parking
- Adding two sections to the Nautical Mile District Map

Motion by Commissioner Beutell, seconded by Commissioner Allan, to accept the draft as presented with one amendment and two additional sections added to the Nautical Mile District Map. All Ayes. Motion Carried.

New Business

Lot Split – Beindit Investments, LLC

Motion by Commissioner Beutell, seconded by Chairperson Moran, to approve the Lot Split, as presented. All Ayes. Motion Carried.

Adjournment

Motion by Commissioner Beutell, seconded by Commissioner Allan, to adjourn at 7:55 pm. All Ayes. Motion Carried.

Respectfully submitted,

Kristen Baxter
City Clerk

REZ # 2001

A

REZONING APPLICATION

CITY OF MARINE CITY, MICHIGAN

303 S. Water Street, Marine City, Michigan 48039

Regular meetings of the Planning Commission are held on the second Monday of each month. Applications for rezoning shall be filed at least thirty (30) days prior to the next regular scheduled meeting. Application fee of \$200.00 must be paid in full before your application is added to the Agenda. Applicant will reimburse the City of Marine City for all Planning Consultant fees and publication costs, if required, prior to being placed on the Agenda.

Property sought to be rezoned:

Address: DEGURSE AVE MARINE CITY MI 48039
Street City State Zip

Parcel #: 74-02-001-2001-001 Acreage: 8.29

Frontage: 399.43' (GLADYS) & 700.07' (DEGURSE) feet Depth: VARIES feet

Located between DEGURSE Street, and GLADYS Street

Legal Description: SEE ATTACHED

Copy of Legal Description Attached.

Present Zoning R-M Proposed Zoning: R-1A

- | | | |
|-------------------------------|-------------------------------|------------------------------------|
| R-1A One-Family Residential | R-1B One-Family Residential | R-M Multiple-Family Residential |
| B-1 Central Business District | B-2 General Business District | W-M Waterfront Recreation & Marina |
| I-1 Light Industrial | I-2 Heavy Industrial | MHP Mobile Home Park |
| P-1 Vehicular Parking | | |

Present Land Use: VACANT Proposed Land Use: SINGLE FAMILY DETACHED
CONDOMINIUMS

Proposed Building(s): 12 SINGLE FAMILY HOMES

REZ # _____

Please submit 10 folded copies of a boundary survey, topographic survey, plot or site plans showing the lot or parcel in question and the intended layout which will be helpful in consideration of this application. These prints are made a part of this petition and are drawn to scale.

Property Owner(s) Name: CHARLES BEATTIE

Address: 780 S. WATER STREET MARINE CITY MI 48039
Street City State Zip

Phone: 810-765-5343 Fax: N/A Email: N/A

Applicant(s) Name: CHARLES BEATTIE

Address: 780 S. WATER STREET MARINE CITY MI 48039
Street City State Zip

Phone: 810-765-5343 Fax: N/A Email: N/A

I (We), the undersigned, do hereby make application to and petition the Planning Commission to amend the City Zoning Ordinance and change the Zoning Map of the City of Marine City as hereinafter requested, and in support of this application.

I (We) have attached a statement hereto indicating why, in my opinion, the change requested is necessary for the preservation and enjoyment of substantial property rights, and why such change will not be detrimental to the public welfare, nor the property of other persons located in the vicinity thereof.

Property Owner's Signature: Charles W Beattie

Dated: 6-4-20

Applicant's Signature: Charles W Beattie

Dated: 6-4-20

REZ # _____

Return to: City of Marine City
303 South Water Street
Marine City, Michigan 48039

OFFICE USE

Fee Amount Paid: \$1,200.00

Date Paid: 7-9-2020

Reviewed by: Tracy Kallala
Building Official

City Manager

PLANNING COMMISSION'S RECOMMENDATION TO CITY COMMISSION:

Approve: _____

Denied: _____

Meeting Date: _____

PUBLIC NOTICE

**CITY OF MARINE CITY
PLANNING COMMISSION**

Residents, owners of real property, and other interested persons, please take notice that the City of Marine City Planning Commission will hold a Public Hearing on Monday, August 10, 2020 at 7:00 pm in the Marine City Fire Hall, 200 South Parker Street, Marine City, MI 48039 to consider an application for rezoning as follows:

ZONING CASE NO. 20-01:

Applicant Charles Beattie, is requesting the rezoning of his property located on Degurse Avenue, Marine City from Zoning R-M Multiple-Family Residential, to R-1A One-Family Residential. The legal description of the subject property, as currently shown on the tax roll, is as follows:

Parcel # 74-02-001-2001-001

BEG AT NE COR LOT 11 SUPERVISORS CENTER STREET PLAT, TH S 0D 6M 50S E 54.45', TH S 85D 8M 10S E 399.43', TH N 4D 51M 50S E 242.18', TH S 85D 8M 10S E 173', TH S 62D 45M 52S E 69.07', TH N 43D 46M 39S E 195.41', TH N 62D 44M 8S W 271.18', TH N 27D 15M 52S E 30', TH N 62D 44M 8S W 428.89', TH S 6D 43M 50S W 231.93', TH N 62D 40M 46S W 275.71', TH S 6D 38M 0S W 481.7', TH S 85D 2M 20S E 149.27' TO BEG SECTION 1 T3N R16E 8.29 A SPLIT ON 02/15/2006 FROM 02-001-2001-000;

Citizen comments are welcome and may be given in person at the Public Hearing. Written comments will also be received at the Marine City Offices, Planning Commission, 303 South Water Street, Marine City, Michigan 48039, until 5:00 pm on August 10, 2020. The application is on file at the City Offices and may be inspected during regular business hours.

Kristen Baxter
City Clerk
July 23, 2020



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74-02-001-1013-200
BAAB LLC
7249 FLAMINGO
CLAY, MI 48001

74-02-450-0009-000
GRUBB JOHN F
PO BOX 40
MIO, MI 48647

74-02-001-2019-000
REDFORD WEST LLC
24300 JOY RD
REDFORD, MI 48239

74-02-001-2001-200
SIMONS LARRY/JUDITH
1580 MEISNER RD
EAST CHINA, MI 48054

74-02-001-2001-225
SIMONS LARRY/JUDITH
1580 MEISNER RD
EAST CHINA, MI 48054

74-02-001-2022-600
CHARTER TWP OF EAST CHINA
5111 RIVER RD
EAST CHINA, MI 48054-4178

74-02-375-0069-000
KREIDLER JOHN M, KREIDLER
CHRISTINA
347 N Parker
Marine City, MI 48039

74-02-001-2031-000
BUKOWSKI ROSE ANN
206 DEGURSE AVE
MARINE CITY, MI 48039-1529

74-02-001-2001-150
YOUNG RICHARD, YOUNG CONSTANCE
150 GLADYS AVE
MARINE CITY, MI 48039

74-02-001-1001-000
BILLIET BRYAN
534 MABEL
MARINE CITY, MI 48039

74-02-001-2001-300
BASILICO DEBRA
407 N BELLE RIVER AVE
MARINE CITY, MI 48039-1519

74-02-450-0014-000
HENDRICK JAMES WILLIAM
433 N 3RD ST
MARINE CITY, MI 48039-1506

74-02-450-0012-000
DEMEERE CHRISTINA L
228 PITTSBURG
MARINE CITY, MI 48039

74-02-001-2018-000
ADOLPHSON HARLAN TRUST
329 CHARTIER
MARINE CITY, MI 48039-2321

74-02-450-0011-000
ZOBL FRANCIS J
142 CHARTIER
MARINE CITY, MI 48039

74-02-001-2016-000
ELAND GEORGE TRUST
245 S MARKET ST
MARINE CITY, MI 48039

74-02-001-2004-050
CHRISTIE PAUL R
7951 BEAVER LAKE DR
SAN DIEGO, CA 92119-2610

74-02-225-0002-000
KENYON PAVANNE K
413 N BELLE RIVER AVE
MARINE CITY, MI 48039-1519

74-02-001-1004-000
VERMILYA, DOUGLAS & REBECCA
152 DEGURSE AVE
MARINE CITY, MI 48039-1525

74-02-225-0004-000
BICKLEY EDWARD DALE
483 N BELLE RIVER AVE
MARINE CITY, MI 48039-1519

74-02-775-0009-100
MERRILL GREGORY/MARIA
600 METROPOLIS ST
MARINE CITY, MI 48039

74-02-001-2001-010
CHERNOS RUDOLPH/KRISTINE
101 DEGURSE AVE
MARINE CITY, MI 48039

74-02-001-1015-000
SIMONS KARIE S
234 DEGURSE AVE
MARINE CITY, MI 48039-1529

74-02-001-1013-300
ERICKSON HOLDINGS INC
6317 KING RD
MARINE CITY, MI 48039

74-02-001-1005-100
HAGAN KEITH/DIANE
294 DE GURSE AVE
MARINE CITY, MI 48039

74-02-450-0020-000
LANTER STEPHEN
411 GLADYS AVE
MARINE CITY, MI 48039

74-02-450-0005-000
FROST DEE ANN R, TOCCO CHRISTIAN J
402 N SECOND ST
MARINE CITY, MI 48039

74-02-450-0015-000
HENDRICK TIMOTHY JOSEPH,
HENDRICK E
186 S. THIRD
MARINE CITY, MI 48039-1506

74-02-225-0029-000
VERMILYA DOUGLAS E/REBECCA K
152 DEGURSE AVE
MARINE CITY, MI 48039-1525

74-02-375-0017-000
FOLSKE DEBRA A
334 N 3RD ST
MARINE CITY, MI 48039-1507



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74-02-225-0006-000
BACHAND CAROLYN ANN
488 N BELLE RIVER AVE
MARINE CITY, MI 48039-1522

74-02-001-2001-030
BEATTIE CHARLES W TRUST
780 S WATER ST
MARINE CITY, MI 48039-3602

74-02-450-0017-000
HAHN RAYMOND R JR, FERRIS A.
310 PITTSBURGH
MARINE CITY, MI 48039

74-02-225-0027-001
LESTER ROBERT/JACQUELYN
130 DEGURSE AVE
MARINE CITY, MI 48039-1525

74-02-001-2022-500
MARINE CITY
300 BROADWAY
MARINE CITY, MI 48039

74-02-001-2002-000
TURKE DONALD/DEBRA
120 GLADYS ST
MARINE CITY, MI 48039-1539

74-02-225-0003-000
WEISGERBER THOMAS, WEISGERBER
LORI
470 N BELLE RIVER AVE
MARINE CITY, MI 48039-1522

74-02-001-2004-000
WATSON LYNN J, WATSON JOANN
180 DE GURSE AVE
MARINE CITY, MI 48039

74-02-001-2001-100
ACHATZ CALVIN J
6770 MARINE CITY HWY
CHINA, MI 48054

74-02-225-0001-000
WATTS KATHERINE LYNN
6146 TELFER SD RD
SARNIA, ONTARIO W7T 7H2

74-02-450-0016-000
IMBODEN, MICHAEL
304 PITTSBURGH ST
MARINE CITY, MI 48039-1560

74-02-450-0010-200
ESSIG MARK W/LINDA
255 GLADYS AVE
MARINE CITY, MI 48039

74-02-450-0022-000
HOSKI KURT/PACKER BREE
406 PITTSBURG
MARINE CITY, MI 48039-1561

74-02-001-1002-000
ACRE SALLY
239 DEGURSE AVE
MARINE CITY, MI 48039-1531

74-02-450-0010-300
GABLER CHRIS, GABLER ALLISON
2651 BELLE RIVER RD
EAST CHINA, MI 48054

74-02-450-0010-100
SERVICK ANDREW C/TABITHA M
225 GLADYS AVE
MARINE CITY, MI 48039

74-02-001-1003-000
FURTAH JAMES/ALOHA
245 DEGURSE AVE
MARINE CITY, MI 48039-1531

74-02-450-0023-000
PROVENCHER WILLIAM L, BISKNER LORI
424 PITTSBURGH ST
MARINE CITY, MI 48039-1561

74-02-225-0025-000
WESTRICK ARTHUR J
120 DEGURSE AVE
MARINE CITY, MI 48039-1525

74-02-001-1005-200
KONGABEL GREGORY/CYNTHIA
284 DE GURSE AVE
MARINE CITY, MI 48039

74-02-775-0008-000
PENNAZOLI MICHAEL T/ELIZABETH A
606 METROPOLIS ST
MARINE CITY, MI 48039-1547

74-02-001-2001-001
WIEGAND, LISA
105 DEGURSE
MARINE CITY, MI 48039

74-02-450-0018-002
HUELSKAMP DANIEL/LEOLA
339 GLADYS ST
MARINE CITY, MI 48039-1541

74-02-375-0029-000
AMEEL JOHN/KAREN
335 PITTSBURGH ST
MARINE CITY, MI 48039-1563

74-02-001-1005-300
OCONNELL SHAWN
264 DE GURSE AVE
MARINE CITY, MI 48039

74-02-450-0019-000
BEATTIE KIMBERLEE ANN
338 PITTSBURG
MARINE CITY, MI 48039

74-02-001-1006-000
DRUMMOND INVESTMENTS LLC
PO BOX 100
MARINE CITY, MI 48039-1526

74-02-450-0021-000
LANTER STEPHEN
411 GLADYS ST
MARINE CITY, MI 48039-1542

74-02-001-2017-000
ADOLPHSON HARLAN TRUST
134 DEGURSE
MARINE CITY, MI 48039-2321

74-02-001-2001-020
DUCHENE TIFFINY, DUCHENE DANIEL
103 DEGURSE AVE
MARINE CITY, MI 48039



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318 PITTSBURGH ST
MARINE CITY, MI 48039-1560

74-02-450-0013-000
SMITH JESS E
236 PITTSBURGH
MARINE CITY, MI 48039

74-02-225-0026-001
CROCE KELLI
128 DEGURSE AVE
MARINE CITY, MI 48039-1525

74-02-375-0028-000
DENEAN JOHN H/W, DENEAN KATIE
335 N 3RD ST
MARINE CITY, MI 48039-1505

74-02-775-0012-000
MARINE CITY
300 BROADWAY
MARINE CITY, MI 48039

74-02-225-0005-000
ROBINSON KEITH A
486 N BELLE RIVER
MARINE CITY, MI 48039

74-02-775-0011-000
SCC ROAD COMMISSION
21 AIRPORT DR
SAINT CLAIR, MI 48079

74-02-001-1013-200
807 DEGURSE AVE
MARINE CITY, MI 48039

74-02-450-0009-000
212 PITTSBURGH
MARINE CITY, MI 48039

74-02-001-2019-000
220 DEGURSE AVE
MARINE CITY, MI 48039

74-02-001-2001-200
140 GLADYS AVE
MARINE CITY, MI 48039

74-02-001-2001-225
130 GLADYS AVE
MARINE CITY, MI 48039

74-02-001-2022-600
DEGURSE AVE
MARINE CITY, MI 48039

74-02-375-0069-000
347 N PARKER ST
MARINE CITY, MI 48039

74-02-001-2018-000
134 DEGURSE AVE
MARINE CITY, MI 48039

74-02-450-0011-000
206 PITTSBURGH
MARINE CITY, MI 48039

74-02-450-0020-000
STEPHEN LANTER
411 GLADYS AVE
MARINE CITY, MI 48039

74-02-450-0005-000
420 N SECOND ST
MARINE CITY, MI 48039

74-02-225-0005-000
486 N BELLE RIVER AVE
MARINE CITY, MI 48039

74-02-775-0011-000
500 METROPOLIS ST
MARINE CITY, MI 48039

74-02-450-0020-000
425 GLADYS AVE
MARINE CITY, MI 48039

74-02-001-2004-050
204 DEGURSE
MARINE CITY, MI 48039

74-02-001-1013-300
817 DEGURSE AVE
MARINE CITY, MI 48039

74-02-450-0011-000
212 PITTSBURGH
MARINE CITY, MI 48039

74-02-225-0001-000
411 N BELLE RIVER AVE
MARINE CITY, MI 48039

74-02-001-2001-1002
160 GLADYS AVE
MARINE CITY, MI 48039

74-02-450-0010-300
275 GLADYS AVE
MARINE CITY, MI 48039

Motion by Commissioner Trudeau, seconded by Commissioner Beauvais, to accept the resignation of Bette M. Brown and place it on file. All Ayes. Motion Carried.

Open Session

No residents addressed the Commission.

Unfinished Business

None

New Business

Lot Split Application ~ Charles Beattie

Ken Montgomery reported that the Applicant was requesting approval to divide his vacant property into four parcels. The existing parcel size is 9.36 acres with approximately 877 feet of frontage on DeGurse Avenue and 399 feet of frontage on Gladys Avenue. Mr. Montgomery stated that there are no lot size requirements, and no minimum frontage.

Commissioner McKenzie reminded the parties that they needed approval from the equalization department, and that no more splits could be allowed in the next ten years.

City Manager Nagy responded to Commissioner Beauvais's inquiry about wetlands, and stated that the Applicants had been in touch with the proper State agencies.

Motion by Commissioner Trudeau, seconded by Commissioner Powers, to approve the lot split application, as presented. All Ayes. Motion Carried.

Site Plan Review ~ Chesterfield Ventures Condo Development

Ken Montgomery reported that the Applicant was proposing to develop 64 two-bedroom attached condominium units, grouped into 16 buildings of four units each (two ranch units and two two-story units), on the West of South Parker Street, between Thompson Street and Shortcut Road, commonly known as 2006 South Parker Street.

Building Inspector Wren stated that a third set of plans had been recently submitted, and that the City had not yet received the City Planner's comments.

City Manager Nagy suggested that the Planning Commission consider setting a special meeting when the information is received from Tetra Tech.

discussion ensued regarding utility easements, and Mr. Simons reported that the utilities head-end at the property line.

Motion by Commissioner Trudeau, seconded by Commissioner Garwood, to approve the request of William and Cathy Simons to split Parcel #74-02-700-0050-000 and Parcel #74-02-012-2009-001, and combine those splits as proposed in their application to form a third parcel. All Ayes. Motion Carried.

Randall Kreminski Condo Development ~ Preliminary Site Plan Review

Ken Montgomery reported that the Applicant proposed to develop 43 two-bedroom attached condominium units on property commonly known as 180 DeGurse Avenue, which is on the North side of DeGurse Avenue between Belle River Avenue and the Bridge-to-Bay Trail. Mr. Montgomery stated that the approval of the preliminary site plan would allow the Applicant to expend necessary funds for a final site plan. He also noted that the layout of the development was good.

Mr. Montgomery's recommendation was to grant the preliminary site plan, subject to the following deficiencies:

1. Adjustment of the proposed locations of the proposed buildings (as indicated in the report) to meet all setback requirements.
2. The floor plan and elevation drawings should be fully dimensioned.
3. Revision of the internal road and sidewalk system as indicated.
4. Provision of area percentage calculations for all proposed exterior building wall materials per Section 1309 of the Zoning Ordinance.
5. A full site plan including engineering, landscaping, topographic surveys, proposed grading and utilities plans shall be submitted at the final site plan review state for review and approval by the Planning Commission.

Al Tiffin, the designer for Mr. Kreminski, addressed the Planning Commission and commented on the configuration and layout, which he said were made to stagger, and spoke of the landscaping design.

Motion by Commissioner Trudeau, seconded by Commissioner McKenzie, to approve the preliminary site plan for Randall Kreminski, subject to the five deficiencies listed in Ken Montgomery's report. All Ayes. Motion Carried.

Other Business

Commissioner McKenzie asked Commissioner Paxton when he would be taking the campaign sign down off of his building at the corner of South Parker Street and Chartier.

City of Marine City OFFICIAL ZONING MAP

Includes all amendments up to
Ordinance #05-02, Effective 5-18-2005



PROPOSED
R-M ZONE
R-1A ZONE

- R-1A One-Family Residential
- R-1B One-Family Residential
- R-M Multiple-Family Residential
- B-1 Central Business District
- B-2 General Business District
- W-M Waterfront Recreation and Marina
- I-1 Light Industrial
- I-2 Heavy Industrial
- MHP Mobile Home Park
- P-1 Vehicular Parking



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