



CITY OF MARINE CITY

Planning Commission Meeting Agenda

260 South Parker Street

Scheduled Meeting: Monday, September 11, 2023 6:00 PM

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Commissioners Graham Allan, William Beutell, Andrew Pakledinaz, Madelyn McCarthy, Joseph Moran; City Commissioner William Klaassen; City Manager Scott Adkins
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 10, 2023 Meeting Minutes
8. **UNFINISHED BUSINESS**
 - A. Master Plan
9. **NEW BUSINESS**
 - A. Trans UA Truck Repair Facility Site Plan Review (Parcel #74-02-002-2000-101)
 - B. 1300 South Parker Site Plan Discussion
 - C. October 9, 2023 Meeting
10. **ADJOURNMENT**

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

A regular scheduled meeting of the Marine City Planning Commission was held on Monday, July 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, Andrew, Pakledinaz, William Klaassen, William Beutell; City Manager Scott Adkins; Deputy Clerk Michele Goodrich

Absent: Madelyn McCarthy

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

Communications

Chairperson Moran thanked Commissioner Jenken for his years of service to the City. Motion by Commissioner Allan, seconded by Commissioner Klaassen, to receive and file Commissioner Jenken’s resignation letter. All Ayes. Motion Carried.

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 May 22, 2023 meeting minutes. All Ayes. Motion Carried.

Unfinished Business

Master Plan

Master Plan Project Status – Update dated 07/10/2023 was passed out to the Planning Commission prior to the meeting.

City Manager Adkins informed the Board that he was hopeful the Master Plan Survey would be put online this week and that printed copies would be available at the front desk in the City Offices. He stated that he would like to extend the closing date of the survey by two weeks with the intention of having a booth setup at Maritime Days to allow people the opportunity to talk to City representatives about the upcoming Master Plan update. City Manager Adkins stated that a copy of the survey would be emailed to the Board.

Motion by Commissioner Beutell, seconded by Commissioner Pakledinaz, to extend the survey deadline by two weeks. All Ayes. Motion Carried.

New Business

None.

Adjournment

Motion by Commissioner Beutell, seconded by Commissioner Allan, to adjourn at 8:30pm. All Ayes. Motion Carried.

Respectfully submitted,

Michele E. Goodrich
Deputy Clerk

Jason Bell
Interim City Clerk



CITY OF MARINE CITY

260 S Parker St.
MARINE CITY, MI 48039
PHONE (810) 765-8846 • FAX (810) 765-1040

09/05/2023

To: Marine City Planning Commission

Re: Trans UA Truck Repair Facility

74-02-002-2000-101

Dear Planning Commissioners,

Please find BMJ's attached letter of recommendation to allow this project to move forward, with three small items labeled A.1, G.1 G.2 being addressed.

Trans UA Truck Repair, is proposing to build on parcel 74-02-002-2000-101 a 9600 square foot structure. This parcel is in the I-1 district and the intended use is as follows:

160.126 PRINCIPAL USES PERMITTED.

(A) Any of the following uses when the manufacturing, compounding or processing is conducted wholly within a completely enclosed building. That portion of the land used for open storage facilities for materials or equipment used in the manufacturing, compounding or processing shall be totally obscured by a wall or obscuring fence not less than 5 feet in height, on those sides abutting any residential district, and on any front yard abutting a public thoroughfare. In I-1 Districts the extent of such wall may be determined by the Planning Commission on the basis of usage.

(8) Warehouse and wholesale establishments and truck terminal facilities;

(C) Truck rental and leasing (S.I.C. Code 7513), provided all display areas are paved and properly drained in accordance with the City Code;

(D) Any use charged with the principal functions of basic research, design and pilot or experimental product development;

(G) Other uses of a similar and no more objectionable character to those principal uses permitted.

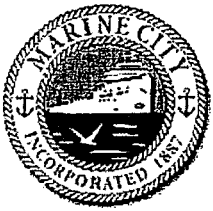
(Prior Code, App., § 901) (Ord. 98-4, passed 5-21-1998)

The landscape sheets are L-1.0 and L-1.1, which can be administratively approved by Wade Trim and the Zoning Administrator or addendums as the zoning rules may require.

Respectfully, Tracy Kallek

Building Official/Zoning Admin

City of Marine City



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**

Cash Receiving Code: Plan Com

Application Fees: ~~\$200.00~~ ~~\$300.00~~ ~~\$400.00~~ ~~\$200.00~~
 Single & Multi-Family (up to 3 units)
 Commercial, Industrial, Subdivisions, Condos, Multi-Family (4 or more units)
 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: --- Email: ---
 Property Owner Name(s): MYKHAILO SLIPETS (LOYAL PROPERTY INVESTMENT GROUP)
 Property Owner Address: ---
 Phone: --- Fax: --- Email: ---
 Name of Proposed Development: TRANS UA
 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 AUG 2023
 Owner's Signature: [Signature] Date: 8/15/2023
 Site Plan Preparer Signature: _____ Date: _____

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



CIVIL ENGINEERS · LAND SURVEYORS

PRINCIPALS

Philip J. Porte, P.E.
Robert J. Arnold, Jr., P.S.
Patrick R. Phelan, P.E. LEED AP

ASSOCIATE

Michael W. Quaine, P.E.
Andrew M. Bollaert, P.S.
Brent S. Moore, P.E.

September 1, 2023

Mr. Tracy Kallek
Building Official
City of Marine City
260 S. Parker Street
Marine City, MI 48039

**RE : Site Plan Review
King Rd Trans UA Truck Repair Facility Site Review
BMJ Project No. 2308.18**

Dear Mr. Kallek,

We have completed our review of the site plan drawings submitted for the proposed construction of a new truck repair facility, which is located on the west side of King Road, between Plank Road and Marine City Highway. The Site Plan was prepared by PEA Group and has not been signed and sealed by a Michigan-licensed Professional Engineer. Our review comments are primarily limited to engineering-related criteria as they pertain to site plan approval and are as follows:

A. General

1. The site plan set does not include an *architect, engineer, surveyor, landscape architect, or planner's seal* as required by Section 160.300(B)(3) of the ordinance.
2. The Owner/Applicant/Developer information on the title sheet is incomplete.
3. The site is zoned I-1 Light Industrial according to the zoning map dated October 10, 2022.
4. The proposed use is listed in Section 160.127 "Uses Permitted Subject to Special Conditions". It is our understanding that this project has already received Special Land Use approval by the Planning Commission.
5. All minimum yard setbacks for the proposed structure comply with Section 160.195 of the ordinances. The building height also meets the requirements of that section.
6. The road label for King Road should include a note to indicate that it is under the jurisdiction of the St. Clair County Road Commission.

B. Required Permits

1. The following permits will be required prior to the start of construction:
 - a. Soil Erosion and Sedimentation Control – St. Clair County Health Department.
 - b. Drainage Permit for discharge to the King Road right-of-way – St. Clair County Road Commission.
 - c. Right-of-Way Construction- King Road – St. Clair County Road Commission.
 - d. EGLE Part 303 Wetlands – A review of the EGLE Wetlands Mapper did not indicate the presence of known wetlands. However, due to the presence of hydric soils, we recommend that the developer determine whether wetlands are present.

- e. EGLE Part 41 Wastewater Construction – Not required.
 - f. EGLE Act 399 Public Water Systems – Not required.
2. Copies of all permits should be provided to our office for records during the engineering plan review process.

C. Water Main

1. An existing 12-inch water main is located along the east side of King Road and is available for use. The applicant is proposing to tap this water main and extend two water services (domestic and fire suppression) across King Road. As part of their review, the St. Clair County Road Commission will determine whether these services will need to be directionally drilled to avoid disturbing the recently resurfaced pavement in King Road.
2. No extensions of the public water system are proposed.

D. Sanitary Sewer

1. An existing 12-inch sanitary sewer runs across the frontage of the subject property on the west side of King Road and is available to serve the project.
2. The proposed sanitary service is shown as a tap to the existing manhole on the north side of the drive approach. During the engineering plan review process it will need to be confirmed with the Department of Public Works whether this tap should be made to the manhole, as shown, or as a direct tap to the sanitary sewer pipe in front of the building. If a tap to the manhole is allowed, we recommend that a drop pipe be installed due to the tap elevation being approximately 11 feet above the invert elevation of the existing sanitary sewer.
3. No extensions of the public sanitary sewer are proposed.

E. Storm Drainage

1. As indicated in the Required Permits section above, discharge of stormwater to the storm sewer in the King Road right-of-way will require a drainage permit from the St. Clair County Road Commission. Any stormwater detention and treatment must meet their requirements.
2. A general layout of the proposed storm sewer has been shown on the plans and will be reviewed as part of the engineering plan review.

F. Traffic/Parking

1. Off-street parking has been provided using the requirements for *Industrial or Research Establishments*. The requirement is:
 - a. *Five plus 1 for every 1-1/2 employees in the largest working shift, or 1 for 550 square feet of usable floor space, or whichever is determined to be the greater.*The parking spaces provided meet the requirements of the first, but no calculation is provided for the second to determine which is greater. However, based on the gross floor area of the building (9,600 square feet), it is reasonable to assume that the Usable Floor Area (as defined in the ordinance) would result in a similar number of required spaces.
2. The parking space pavement markings do not appear on the plan. It appears that there was a drafting issue causing them to be covered by the shading. All of the relevant dimensions and information is shown, and the spaces appear to meet the dimensional requirements of Section 160.215 of the ordinance.
3. An accessible parking space complying with ADA has been provided.
4. A loading space meeting the requirements of Section 160.216 has been provided.

G. Paving and Grading

1. Section 160.231 of the ordinance requires developments in the I-1 district to include a concrete sidewalk across the frontage, with a width of 6-feet for major and collector thoroughfares. The site plan for the adjacent storage facility included a 6-foot wide sidewalk that should be extended across the subject site. We recommend that the sidewalk be added to the site plan.
2. The rear truck parking area is shown with aggregate surfacing, which does not appear to meet the requirements of Section 160.215(H), which states:
(H) The entire parking area, including parking spaces and maneuvering lanes, required under this section, shall be provided with a durable and dustless surface and shall be graded and drained so as to dispose of all surface water in accord with the requirements and subject to the review and approval of the City Engineer.
3. Paving and grading details will be reviewed as part of the engineering plan review.

Based on the comments above, we recommend approval of the site plan, subject to items A.1, G.1, and G.2 being addressed. All other items identified herein will be reviewed as part of the engineering plan approval. Upon approval of the site plan by the Planning Commission, we recommend that the applicant submit one complete set of engineering plans for review (hard copy or PDF), along with any related permits.

Sincerely,

BMJ ENGINEERS AND SURVEYORS, INC.



Patrick R. Phelan, PE, LEED AP
Principal / Senior Project Engineer



CITY OF MARINE CITY

260 S Parker St.
MARINE CITY, MI 48039
PHONE (810) 765-8846 • FAX (810) 765-1040

08/10/2023

To: Marine City Planning Commission

Re: 1300 S Parker

Schneider's Motor Sports

Dear Planning Commission,

On August 10, 2023 I had a meeting with Mr. Schneider and his Architect, Mr. Nichols. After a few setbacks the project is back on footing and should start this December, with steel showing up on job site sometime around May of 2024.

Respectfully, Tracy Kallek

Building Official/Zoning Admin

City of Marine City