



CITY OF MARINE CITY

Planning Commission Meeting Agenda

260 South Parker Street

Regular Meeting: Monday, October 10, 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. September 12, 2022 Meeting Minutes

8. **PUBLIC HEARING**

A. Zoning Map Updates

9. **UNFINISHED BUSINESS**

A. Zoning Map Updates - Recommendation

B. Landscaping Ordinance

C. Request for Proposals – Master Plan & Master Recreation Plan

10. **NEW BUSINESS**

11. **ADJOURNMENT**

**City of Marine City
Planning Commission Meeting
September 12, 2022**

A regular meeting of the Marine City Planning Commission was held on Monday, September 12, 2022 at 260 South Parker Street, and was called to order by Chairperson Moran at 6:10 pm.

The Pledge of Allegiance was led by Chairperson Moran.

Present: Chairperson Joseph Moran; Commissioners Graham Allan, Keith Jenken, Andrew Pakledinaz; City Manager Holly Tatman; Deputy Clerk Michele Goodrich

Absent: Commissioners William Beutell, Madelyn McCarthy; City Commissioner William Klaassen

Motion by Commissioner Allan, seconded by Commissioner Pakledinaz, to excuse Commissioners McCarthy and Klaassen. All Ayes. Motion Carried.

Communications

None.

Approve Agenda

Motion by Commissioner Pakledinaz, seconded by Commissioner Jenken, to approve the agenda. All Ayes. Motion Carried.

Public Comment

None.

Approve Minutes

Motion by Commissioner Pakledinaz, seconded by Commissioner Jenken, to approve the August 8, 2022 meeting minutes. All Ayes. Motion Carried.

Unfinished Business

Landscaping Ordinance

Commissioner McCarthy previously initiated the review of the landscaping ordinance; due to her absence the agenda item was tabled until the next meeting.

Request for Proposals – Master Plan & Master Recreation Plan

City Manager Tatman informed the Board that due to the extensive changes expected to the Master Plan, she suggested the Planning Commission instruct the City to put out a Request for Proposals for a consulting group to revise the Master Plan(s).

Motion by Commissioner Allan, seconded by Commissioner Pakledinaz, to have the City prepare and put out a Request for Proposals for revising the Master Plan and Master Recreation Plan. **Roll Call:** Ayes: Allan, Jenken, Moran, Pakledinaz. Nays: None. Motion Carried.

New Business

300 Broadway Zoning Recommendation

Chairperson Moran reviewed the recommendation letter prepared by Building Official Kallek and stated that rezoning 300 Broadway from R1-A (One Family Residential) to B-1 (Central Business) would fit all of the potential mixed uses for the building that had been presented thus far by the 300 Broadway Committee, in addition, B-1 allowed for a 3rd floor theatre.

Motion by Commissioner Allan, seconded by Commissioner Pakledinaz, to rezone 300 Broadway (parcel 02-475-0632-000) to B-1, Central Business. **Roll Call:** Ayes: Jenken, Moran, Pakledinaz, Allan. Nays: None. Motion Carried.

6242 King Road Zoning Recommendation

Chairperson Moran confirmed that the new owners of the building intended to use the space as a collision repair shop which was the same use as the building had been operating as for several years. City Manager Tatman informed the Board that the parcel was essentially spot zoned as B-2 (General Business District) and the recommendation was to rezone the parcel to I-1 (Light Industrial) to match the surrounding parcels.

Motion by Commissioner Allan, seconded by Commissioner Jenken, to rezone 6242 King Road (parcel 02-002-2000-000) to I-1, Light Industrial. **Roll Call:** Ayes: Moran, Pakledinaz, Allan, Jenken. Nays: None. Motion Carried.

Zoning Map Updates – Set Public Hearing

City Manager Tatman presented the final draft of the revised Zoning Map, inclusive of the approved rezoning of 300 Broadway and 6242 King Road.

Motion by Commissioner Allan, seconded by Commissioner Jenken, to approve the amended Zoning Map. **Roll Call:** Ayes: Pakledinaz, Allan, Jenken, Moran. Nays: None. Motion Carried.

Motion by Chairperson Moran, seconded by Commissioner Allan, to set the Public Hearing for the Zoning Map amendments at the next feasible Planning Commission meeting. **Roll Call:** Ayes: Allan, Jenken, Moran, Pakledinaz. Nays: None. Motion Carried.

Commissioner Privilege

Commissioner Allan instructed City Manager Tatman to request that Building Official Kallek provide the Planning Commission with more information and updates regarding construction projects and requested the Planning Commission have more oversight in major renovations.

Adjournment

Motion by Commissioner Pakledinaz, seconded by Commissioner Jenken, to adjourn at 6:40 pm. All Ayes. Motion Carried.

Respectfully submitted,

Michele E. Goodrich
Deputy Clerk

Shannon Adams
City Clerk

Affidavit of Mailing

Date: 9/21/2022

Municipality: Harre City County: St. Clair

I DO SOLEMNLY SWEAR OR AFFIRM that on the afore-mentioned date, I personally mailed by regular first-class mail the Notice of Public Hearing RE: Zoning Map Updates Attached as Exhibit A to the addresses Attached as Exhibit B which are those on file with the City for the owners of property located within at least 300 feet of the properties subject to the Zoning Map Update and as required by the Michigan Zoning & Enabling Act 110 of 2006.

Holly Tatman
Holly Tatman, City Manager

State of Michigan }
 }
 }
County of Saint Clair }

Sworn before me in the State of Michigan, County of Saint Clair, on this 21st day of September 2022 by Holly Tatman who personally appeared before me, and proved to me through satisfactory evidence of identification, to be the person whose name is signed on this document in my presence.

Shannon M. Adams
Shannon M. Adams – Notary Public
County of Saint Clair, State of Michigan
My Commission Expires: 02-07-2024

CITY OF MARINE CITY NOTICE OF PUBLIC HEARING

Notice is hereby given that the Marine City Planning Commission will conduct a Public Hearing on Monday, October 10, 2022 at 6:00 PM at City Hall, 260 South Parker Street, Marine City, Michigan, to receive public comment regarding Zoning Map Updates.

A true and correct copy of the proposed Zoning Map may be examined by interested parties at City Hall, 260 South Parker Street, Marine City, Michigan during the hours of 8:00 A.M. to 6:00 P.M. Monday through Thursday preceding the Public Hearing or will be available on the City Website.

Written comments are encouraged, and will be received in the City Offices, 260 South Parker Street, Marine City, Michigan, until noon on October 10, 2022.

Shannon M. Adams
City Clerk
September 21, 2022



BELLE RIVER INVESTMENT
74-02-125-0028-001
7901 Colony Dr.
Algonac, MI 48001

SIMONS MICHAEL R
74-02-012-2008-000
7980 Morrow
Cottrellville, MI 48039

DUCHENE TIFFINY, DUCHENE DANIEL
74-02-001-2001-020
103 Degruse Ave.
Marine City, MI 48039

HILLA RALEIGH
74-02-475-0342-000
5341 River Rd
East China, MI 48054

KUEFLER MARK
74-02-925-0064-100
1094 West Blvd.
Marine City, MI 48039

LESTER ANNE T
74-02-925-0067-000
1100 West Blvd.
Marine City, MI 48039

CROSS CRAIG
74-02-001-2030-030
1103 West Blvd.
Marine City, MI 48039

DANNEEL HAROLD/VALLARY
74-02-001-2030-014
7640 S River
Marine City, MI 48039

SATTERLY STEPHANIE
74-02-700-0050-010
1114 S. Belle River Ave.
Marine City, MI 48039

MARCINAK EUGENE/MCINTOSH P
74-02-975-0018-000
1115 S. Water St.
Marine City, MI 48039

CHERNOS RUDOLPH/KRISTINE
74-02-001-2001-010
101 Degurse Ave
Marine City, MI 48039

KISCHUK RANDOLPH, KISCHUK SANDRA
74-02-475-0415-000
1507 St Clair River Dr
Algonac, MI 48001

MARINE CITY MARINE AND SERVICE LLC
74-02-012-2006-000
38209 Dodge Park
Sterling Hgts, MI 48312

NELSON CORALIE JOYCE AKA CORALEE J
74-02-475-0401-000
109 N. Elizabeth St.
Marine City, MI 48039

KREBS JAMES E TRUST
74-02-001-2030-025
1095 West Blvd.
Marine City, MI 48039

SCHARNWEBER STEVE
74-02-700-0076-000
5770 Bellview
East China, MI 48054

GOULETTE LAWRENCE A
74-02-700-0002-000
9628 Carter
Allen Park, MI 48101

HUGAN MICHAEL C
74-02-475-0343-000
111 S. William St.
Marine City, MI 48039

SIMONS WILLIAM D/CATHY A
74-02-700-0050-002
1154 S Belle River Ave
Marine City, MI 48030

STARKEL JAMES M TRUST
74-02-975-0019-000
4963 E Wickford
Bloomfield Hills, MI 48302

DIETLIN MATTHEW JOSEPH
74-02-125-0003-100
1012 S. Belle River Ave.
Marine City, MI 48039

VALLA GERALDINE J, STAPLEY M ET-AL
74-02-012-2007-000
1024 S. Belle River Ave.
Marine City, MI 48039

BELLAMY ROSELY M, WIEGAND LISA A
74-02-001-2001-030
105 Degurse Ave.
Marine City, MI 48039

ROBBEL GRACE
74-02-001-2030-013
5326 Pointe Dr
East China, MI 48054

CHARBENEAU, TANNER
74-02-925-0065-000
1098 West Blvd.
Marine City, MI 48039

MC DONALD DAVID V/MARY
74-02-700-0044-000
1102 S. Third ST.
Marine City, MI 48039

BERRY FAMILY LIVING TRUST
74-02-975-0017-000
1107 S. Water ST.
Marine City, MI 48039

SYLVIE EMILY R
74-02-925-0067-200
1110 West Blvd.
Marine City, MI 48039

MARINE CITY MARINE AND SERVICE LLC
74-02-700-0080-000
38209 Dodge Park
Sterling Hgts, MI 48312

DANNEELS WILLIAM/SHERRY
74-02-001-2030-020
1117 West Blvd.
Marine City, MI 48039

ENDRES DONALD D, PARISE ANNE ENDRES
74-02-975-0020-000
1908 Karen Ave
St Clair, MI 48079

MCHANAY ARTHUR R/VALARIE H TRUST
74-02-001-2030-019
6485 Briggeman Rd
St Clair, MI 48079

MARINE CITY PHYSICAL THERAPY
74-02-475-0304-000
5009 Pointe Dr
East China, MI 48054

URBAN ARKADIUSZ
74-02-475-0322-000
117 S. Elizabeth St.
Marine City, MI 48039

PHELPS KENNETH II/REBECCA
74-02-001-2030-017
1183 West Blvd.
Marine City, MI 48039

EDMUND KENDALL
74-02-225-0025-000
120 Degurse Ave.
Marine City, MI 48039

ERNST MILDRED M/CHARLES O
74-02-925-0070-000
1530 Pine Grove Ste 1
Pt Huron, MI 48060

LOWE LOREN
74-02-475-0345-000
121 S. William
Marine City, MI 48039

BIETH MATTHEW J
74-02-001-2030-015
1219 West Blvd.
Marine City, MI 48039

GABLER CHRISTOPHER H/W, GABLER AL
74-02-475-0295-000
2651 Belle River Rd
East China, MI 48054

KEKHOVA NICKOLUS GEORGE/GEORGE
74-02-925-0068-000
1120 West Blvd.
Marine City, MI 48039

KUCHERS DONALD C
74-02-975-0022-000
1127 S. Water St.
Marine City, MI 48039

SIMONS WILLIAM/CATHY
74-02-012-2009-003
1154 Belle River Ave.
Marine City, MI 48039

DUMARS STEVE/NANCY
74-02-475-0344-000
4410 King Rd
East China, MI 48039

PAPIN DAVID R
74-02-975-0025-000
1190 S. Water St.
Marine City, MI 48039

TURKE DONALD/DEBRA
74-02-001-2002-000
120 Gladys Ave.
Marine City, MI 48039

GARRISON WILLIAM/ALLISON
74-02-001-2030-016
1203 West Blvd.
Marine City, MI 48039

REISS JOHN
74-02-925-0071-000
1210 West Blvd.
Marine City, MI 48039

HAUPT JORDAN
74-02-450-0006-000
122 Pittsburg
Marine City, MI 48039

BARNES GRACE P
74-02-925-0072-000
1220 West Blvd.
Marine City, MI 48039

KUCHERS DONALD
74-02-975-0021-000
1127 S Water
Marine City, MI 48039

O'NEIL CELIA M C/O Ana Watson
74-02-450-0002-000
8526 Kendall Rd
Columbus, MI 48063

HATCHER DERIAN
74-02-975-0023-000
1159 S. Water St.
Marine City, MI 48039

MCCOLLUM JULIAN PATRICK
74-02-475-0318-000
186 Harvey St Chatham
Ontario Canada N7M 1M7

HATCHER DERIAN/HEATHER
74-02-975-0024-000
1159 S Water St
Marine City, MI 48039

BRYAN SMOGER
74-02-012-2005-000
120 Scott St.
Marine City, MI 48039

ROSE WILLIAM/KANDY
74-02-900-0001-000
8468 Anchor Bay Drive
Clay, MI 48001

ROSE WILLIAM/KANDY
74-02-012-3002-000
8468 Anchor Bay Drive
Clay, MI 48001

TAUBE DEBORAH S
74-02-475-0317-000
122 S. Main St.
Marine City, MI 48039

WEBER MICHAEL J, WEBER PATRICIA A
74-02-975-0026-000
PO Box 40
Marine City, MI 48039

ROSE WILLIAM/KANDY
74-02-900-0002-000
8468 Anchor Bay Drive
Clay, MI 48001

DUMARS STEVEN & NANCY
74-02-475-0403-000
4410 King Rd
East China, MI 48039

DEMBECK CRAIG/WANDA
74-02-975-0028-000
6812 White Pines Dr
Brighton, MI 48116

FRITZ BARBARA GOIKE TRUST
74-02-475-0422-000
126 Broadway St.
Marine City, MI 48039

FORD, JESSICA
74-02-125-0016-000
128 Bruce St.
Marine City, MI 48039

KROETSCH, TARA LYNN
74-02-475-0346-000
129 S. William St.
Marine City, MI 48039

SIMONS LARRY/JUDITH
74-02-001-2001-225
1580 Meisner Rd
East China, MI 48054

KNOWLES WINFRED W, KNOWLES S DIANNE
74-02-475-0316-000
132 S. Main St.
Marine City, MI 48039

SCC COMMUNITY MENTAL HEALTH
74-02-475-0285-000
3111 Electric Ave
Port Huron, MI 48060

DUCHANE ROBERT J
74-02-700-0048-000
135 Scott St.
Marine City, MI 48039

WEC 2000B-CSF-11 LLC C/O CVS INC #8149-02
74-02-900-0011-100
CVS Dr #8149-02
Woonsocket RI 02895

BRIGGS BUDDY/DARLENE
74-02-450-0007-000
124 Pittsburg
Marine City, MI 48039

ROSE WILLIAM FREDERICK/KANDY LEE
74-02-875-0001-002
8468 Anchor Bay Drive
Clay, MI 48001

HAMPTON DUANE & JUDITH
74-02-125-0005-000
127 Bruce St.
Marine City, MI 48039

SCHWEIHOFFER, DOUG
74-02-225-0026-001
128 Degurse Ave.
Marine City, MI 48039

SMITH RICHARD/PEGGY
74-02-700-0049-000
129 Scott St.
Marine City, MI 48039

IRELAND PATRICK P/TERRY L
74-02-475-0335-000
130 S. Elizabeth St.
Marine City, MI 48039

RANDOLPH ROBERT
74-02-475-0402-000
133 N. Elizabeth St.
Marine City, MI 48039

MIRACLE KATHERINE J
74-02-475-0399-000
135 N. William St.
Marine City, MI 48039

PERRU CHE HAIR & SKIN CARE
74-02-475-0422-100
136 Broadway St.
Marine City, MI 48039

FROST DEE ANN
74-02-475-0323-000
123 S. Elizabeth St.
Marine City, MI 48039

CURLEY CARLA B, CURLEY PATRICK
74-02-475-0336-000
124 S. Elizabeth
Marine City, MI 48039

RICKMAN, NELSON
74-02-475-0398-000
125 N. Williams ST.
Marine City, MI 48039

LAVELY LAWRENCE/DARLENE TRUST
74-02-475-0411-000
127 N. Market St.
Marine City, MI 48039

DOMBROW, JULIE
74-02-475-0305-000
129 S. Main St.
Marine City, MI 48039

LESTER ROBERT/JACQUELYN
74-02-225-0027-001
130 Degurse Ave.
Marine City, MI 48039

LEWIS CLIFTON/CHRISTINE
74-02-012-2004-000
130 Scott St.
Marine City, MI 48039

ADOLPHSON HARLAN, REGAN C ET-AL
74-02-001-2018-000
134 Degurse Ave.
Marine City, MI 48039

JOKOTY JOHNATHON M, JOKOTY DAYNA R
74-02-475-0306-000
135 S. Main St.
Marine City, MI 48039

VORHOFF WILLIAM J/JACQUELYN M
74-02-475-0414-000
136 N. Main St.
Marine City, MI 48039

INVEST ONE LLC

74-02-475-0334-000

PO Box 130

Marine City, MI 48039

PASKO LORAN

74-02-125-0017-000

140 Bruce St.

Marine City, MI 48039

ROBELLI DOROTHY

74-02-012-2003-000

142 Scott St.

Marine City, MI 48039

MACMILLAN MATTHEW

74-02-700-0047-000

149 Bruce St.

Marine City, MI 48039

CORNER LOT APARTMENTS LLC

74-02-700-0001-000

7350 Meisner Rd

East China, MI 48054

BLUE WATER PIZZA PROPERTY LLC

74-02-900-0004-001

37 Gratiot Blvd

Marysville, MI 48040

RUMENAPP BERNARD JR TRUST

74-02-700-0053-000

PO Box 68

Marine City, MI 48039

FOOTE-BOUREN AMY

74-02-475-0453-000

201 N. Main St.

Marine City, MI 48039

GUROVICH, DANILO/LORI

74-02-475-0451-000

202 N. Main St.

Marine City, MI 48039

BUKOWSKI ROSE ANN

74-02-001-2031-000

206 Degurse Ave.

Marine City, MI 48039

ROBB PAULINE K AND DEAN ALAN

74-02-125-0006-000

139 Bruce St.

Marine City, MI 48039

SIMONS LARRY/JUDITH

74-02-001-2001-200

1580 Meisner Rd

East China, MI 48054

SMITH MARK E/JULIA A

74-02-700-0051-000

148 Scott St.

Marine City, MI 48039

YOUNG RICHARD, YOUNG CONSTANCE

74-02-001-2001-150

150 Gladys Ave.

Marine City, MI 48039

MARTIN CONSTANCE

74-02-700-0046-000

157 Scott St.

Marine City, MI 48039

ACHATZ CALVIN J

74-02-001-2001-100

6770 Marine City Hwy

China, MI 48054

WATSON LYNN J, WATSON JOANN

74-02-001-2004-000

180 Degurse Ave.

Marine City, MI 48039

DELBRIDGE JOHN, DELBRIDGE CATHERINE

74-02-475-0493-000

3300 Shimmons Rd

Auburn Hills, MI 48326

TOCCO STEPHEN, TOCCO CHERIE

74-02-001-2004-050

204 Degurse Ave.

Marine City, MI 48039

MC CARTNEY JUSTIN F/MARILYN

74-02-475-0436-001

206 Pearl St.

Marine City, MI 48039

LADENSACK CARL ET-AL

74-02-375-0002-000

139 Pittsburg

Marine City, MI 48039

DUCKIW FRANKLIN

74-02-012-3001-000

142 Chartier St.

Marine City, MI 48039

GRAY JILL M

74-02-125-0007-000

149 Bruce St.

Marine City, MI 48039

VERMILYA DOUGLAS E/REBECCA K

74-02-225-0029-000

152 Degurse Ave

Marine City, MI 48039

CLEMONS CHRISTOPHER JOHN/ANGELA B

74-02-700-0052-000

158 Scott St.

Marine City, MI 48039

PASKO DANIEL R SR

74-02-125-0008-000

165 Bruce St.

Marine City, MI 48039

MTW PROPERTIES LLC

74-02-475-0298-000

508 S Market St

Marine City, MI 48039

SOCIA PATRICIA

74-02-475-0409-000

202 Broadway St.

Marine City, MI 48039

HAHN TRUST

74-02-475-0434-000

618 Lyon Ave

Wheaton, IL 60187

ZOBL FRANCIS J

74-02-450-0011-000

142 Chartier

Marine City, MI 48039



EMERY LAVERNE JR/HELEN

74-02-002-4010-000

2075 S. Plank Rd.

Marine City, MI 48039

SMITH PEGGY, SMITH MAMIE

74-02-002-4030-000

2101 S. Plank Rd.

Marine City, MI 48039

VALES CHRISTIAN B/KOSINSKI MEGAN A

74-02-475-0452-000

213 N. Main St.

Marine City, MI 48039

OLD TIMES N SUCH LLC

74-02-475-0299-000

113 N Eighth

St Clair, MI 48079

MERCHANT JENNIFER M

74-02-475-0433-000

216 N. Market St.

Marine City, MI 48039

METCALF RICHARD R

74-02-475-0475-000

2128 Hall St SE

Grand Rapids, MI 49506

REDFORD WEST LLC

74-02-001-2019-000

24300 Joy Rd

Redford, MI 48239

SEIGNEURIE CHARLES E/LAURA A ET-AL

74-02-475-0469-000

224 N. Elizabeth St.

Marine City, MI 48039

ARMSTRONG ANN

74-02-475-0476-000

225 N. Elizabeth St.

Marine City, MI 48039

OSTERLAND RENEE, HART NICOLE

74-02-475-0456-000

227 N. Main St5.

Marine City, MI 48039

SEPPO SAMUEL J

74-02-002-4020-000

2251 Edgewood Blvd

Berkley, MI 48072

ZMICK JOANN

74-02-475-0494-000

107 Joan Court

Marysville, MI 48040

D6W3 LLC

74-02-475-0412-000

214 Broadway St.

Marine City, MI 48039

KORNILOV TARA MARIE

74-02-475-0413-000

215 Pearl St.

Marine City, MI 48039

CONOVER JASON M, CONOVER SHANNON.

74-02-475-0437-000

216 Pearl St.

Marine City, MI 48039

HORN MICHAEL/ GISELA

74-02-475-0490-000

218 N. William St.

Marine City, MI 48039

KC MANAGEMENT LLC

74-02-475-0438-000

1525 Hancock

Port Huron, MI 48060

RADHS KEITH, HODGES ELIZABETH ANN

74-02-475-0489-000

224 N. William St.

Marine City, MI 48039

DIPIAZZA, SHANNON

74-02-475-0455-000

225 N. Main St.

Marine City, MI 48039

DEMEERE CHRISTINA L

74-02-450-0012-000

228 Pittsburg

Marine City, MI 48039

RICKERT GARY M

74-02-002-2000-050

7780 McKinley Rd

Marine City, MI 48039

GRUBB JOHN F

74-02-450-0009-000

PO Box 40

Mio, MI 48647

SHELDON THOMAS

74-02-475-0470-000

214 N. Elizabeth St.

Marine City, MI 48039

KORNILOV TARA MARIE

74-02-475-0410-000

215 Pearl St.

Marine City, MI 48039

MARKEL NORMAN A JR, KLIER JODI

74-02-002-4040-000

2126 S. Plank Rd.

Marine City, MI 48039

VANBUSKIRK, JAMES/JENNIFER FRASER

74-02-475-0454-000

219 N. Main St.

Marine City, MI 48039

JIRJIS SAMIR/AGATHA

74-02-475-0300-000

16002 Como Ct

Macomb, MI 48042

SERVICK ANDREW C/TABITHA M

74-02-450-0010-100

225 Gladys Ave.

Marine City, MI 48039

OWEN, RICHIE

74-02-475-0439-000

206 Washington St

Marine City, MI 48039

JIRJIS SAMIR/AGATHA

74-02-475-0301-000

16002 Como Ct

Macomb, MI 48042



SIMONS KARIE S
74-02-001-1015-000
234 Degurse Ave.
Marine City, MI 48039

DOWNER ROBERT L, DOWNER SHARRON A
74-02-475-0468-000
234 N. Elizabeth St.
Marine City, MI 48039

KC MANAGEMENT LLC
74-02-475-0450-000
1525 Hancock
Port Huron, MI 48060

INGLES DAVID C
74-02-475-0488-000
234 N. William St.
Marine City, MI 48039

MARKEL NORMAN/MARCELLA
74-02-002-4060-000
2371 Plank Rd
Marine City, MI 48039

MARKEL NORMAN/MARCELLA
74-02-002-4050-000
2371 Plank Rd
Marine City, MI 48039

NEAGOS JOHN C, NEAGOS DAWN M
74-02-475-0302-000
750 Oakwood Lane
St Clair, MI 48079

BILLIET BRYAN
74-02-001-1001-000
534 Mabel St
Marine City, MI 48039

SMITH JESS E
74-02-450-0013-000
236 Pittsburg
Marine City, MI 48039

ACRE SALLY
74-02-001-1002-000
239 Degurse Ave.
Marine City, MI 48039

BAYVIEW LAND MANAGEMENT
74-02-475-0477-000
420 S Water Street #130
Marine City, MI 48039

FURTAH JAMES/ALOHA
74-02-001-1003-000
245 Degurse Ave.
Marine City, MI 48039

ESSIG MARK W/LINDA
74-02-450-0010-200
255 Gladys Ave.
Marine City, MI 48039

DAVIDSON BENJAMIN
74-02-375-0006-000
1501 Fairview Run
Kendallville, IN 46755

OCONNELL SHAWN
74-02-001-1005-300
264 Degurse Ave.
Marine City, MI 48039

WEISENBAUGH ROBERT H/LAURA M
74-02-375-0005-000
269 N. Belle River Ave.
Marine City, MI 48039

GABLER CHRIS, GABLER ALLISON
74-02-450-0010-300
2651 Belle River Rd
East China, MI 48054

RUSSO SHAUN, PIRIE MIRANDA
74-02-375-0001-000
281 N. Belle River Ave.
Marine City, MI 48039

KONGABEL GREGORY/CYNTHIA
74-02-001-1005-200
284 Degurse Ave.
Marine City, MI 48039

HAGAN KEITH/DIANE
74-02-001-1005-100
294 Degurse Ave.
Marine City, MI 48039

CITY OF MARINE CITY
74-02-475-0632-000
260 S Parker St
Marine City, MI 48039

CITY OF MARINE CITY/CEMETERY
74-02-475-0531-000
260 S Parker St
Marine City, MI 48039

TODD PAMELA ELAINE
74-02-475-0319-000
301 Broadway St.
Marine City, MI 48039

DIBLEY JOSEPH
74-02-450-0004-000
303 N. Belle River Ave.
Marine City, MI 48039

IMBODEN MICHAEL R
74-02-450-0016-000
304 Pittsburg
Marine City, MI 48039

LHEUREUX MICHAEL A, LHEUREUX GERALD
74-02-700-0054-000
PO Box 2252
Leonardtown, MD 20650

HAHN RAYMOND R JR
74-02-450-0017-000
310 Pittsburg
Marine City, MI 48039

NASTO STEPHEN J/DENISE M
74-02-475-0320-000
311 Broadway St.
Marine City, MI 48039

PILARSKI ADAM R
74-02-450-0003-000
313 N. Belle River Ave.
Marine City, MI 48039

HEYTHALER CHRISTOPHER/DANIEL
74-02-700-0043-000
315 Scott St.
Marine City, MI 48039

BUKOWSKI GEORGE S/MARY KAY

74-02-700-0003-000

318 Chartier St.

Marine City, MI 48039

COLEMAN, JEFF/WHITE, KAYLA

74-02-375-0021-000

324 N. Third St.

Marine City, MI 48039

UPPLEGER DON III

74-02-375-0032-000

327 N. Third St.

Marine City, MI 48039

BROWER GARY

74-02-375-0018-000

330 N. Third St.

Marine City, MI 48039

FOLSKE DEBRA A

74-02-375-0017-000

334 N. Third St.

Marine City, MI 48039

DENEAN JOHN H/W, DENEAN KATIE

74-02-375-0028-000

335 N. Third ST.

Marine City, MI 48039

TENYER ROBERT

74-02-475-0472-000

338 Pearl St.

Marine City, MI 48039

COPPI RICKY Z, COPPI DEBORAH A

74-02-375-0030-000

342 N. Parker St.

Marine City, MI 48039

SAMS TIMOTHY J

74-02-375-0016-000

355 N. Second St.

Marine City, MI 48039

MC CRACKEN MARGARET

74-02-475-0400-000

404 Parkdale Ave

Buffalo, NY 14213

BROSOFSKI BRIAN

74-02-450-0018-000

318 Pittsburg

Marine City, MI 48039

SMITH GERALD/EUGENE

74-02-700-0042-000

325 Scott St.

Marine City, MI 48039

TIERNAN GREGORY/MARY

74-02-375-0004-000

328 N. Second St.

Marine City, MI 48039

KUFFER DAVID J SR, DELUCA MELANIE A

74-02-375-0031-000

331 N. Third St.

Marine City, MI 48039

DAVENPORT JANE M

74-02-450-0018-001

5409 Mesiner

China, MI 48039

AMEEL KAREN

74-02-375-0029-000

335 Pittsburg

Marine City, MI 48039

SHELTON KIMBERLEE ANN

74-02-450-0019-000

338 Pittsburg

Marine City, MI 48039

KREIDLER JOHN M, KREIDLER CHRISTINA

74-02-375-0069-000

347 N. Parker St.

Marine City, MI 48039

STJAMES GERALD J, STJAMES MARIE E

74-02-001-2032-000

2463 Belle River

East China, MI 48054

HOSKI KURT/PACKER BREE

74-02-450-0022-000

406 Pittsburg

Marine City, MI 48039

VERCAMMEN CHERYL

74-02-900-0006-001

321 Chartier St.

Marine City, MI 48039

GRAY MARK/PENNY

74-02-475-0471-000

326 Pearl St.

Marine City, MI 48039

ADOLPHSON HARLAN TRUST

74-02-900-0007-001

134 Degurse

Marine City, MI 48039

ENDRES DAVID/JANE

74-02-475-0321-000

1695 S Riverside Ave

St Clair, MI 48079

CICHOWSKI, LEONARD

74-02-450-0001-000

335 N. Belle River Ave.

Marine City, MI 48039

SECZAWA JESSE/CAROL

74-02-375-0020-000

337 N. Second St.

Marine City, MI 48039

HUELSKAMP DANIEL/LEOLA

74-02-450-0018-002

339 Gladys Ave.

Marine City, MI 48039

GOULETTE LAWRENCE A

74-02-375-0003-000

9628 Carter

Allen Park, MI 48101

WEEKS, DANIEL

74-02-475-0338-000

1068 N Riverside Ave

St Clair, MI 48079

BASILICO DEBRA

74-02-001-2001-300

407 N. Belle River Ave.

Marine City, MI 48039

MELI RAYMOND

74-02-475-0473-000

408 Pearl St.

Marine City, MI 48039

DUMARS STEVE/NANCY

74-02-475-0339-000

4410 King Rd

East China, MI 48039

FROST DEE ANN R, TOCCO CHRISTIAN J

74-02-450-0005-000

420 N. Second St.

Marine City, MI 48039

R Mueller Properties LLC

74-02-475-0341-000

12180 East Ridge Dr

Romeo MI 48065

DUDDY JOHN THOMAS

74-02-475-0491-000

428 Pearl St.

Marine City, MI 48039

SAPIENZA JOHN-A

74-02-475-0406-000

126 Jefferson

Marine City, MI 48039

YANKE PAUL E, YANKE KAREN M

74-02-225-0005-000

486 N. Belle River Ave

Marine City, MI 48039

HOWELL BILLY H/MATTHEW

74-02-002-2071-000

6201 Industrial Way

Marine City, MI 48039

SCC COMMUNITY MENTAL HEALTH

74-02-925-0075-000

3111 Electric Ave

Port Huron, MI 48060

AUTOZONE, INC

74-02-002-3011-400

Dept 8088 PO Box 2198

Memphis, TN 38101-2198

LANTER STEPHEN

74-02-450-0021-000

411 Gladys Ave.

Marine City, MI 48039

KENYON PAVANNE K

74-02-225-0002-000

413 N. Belle River Ave.

Marine City, MI 48039

ISCARO, PAUL

74-02-475-0340-000

57572 Suffield

Washington MI 48094

SAPIENZA JOHN A

74-02-475-0408-000

126 Jefferson

Marine City, MI 48039

HENDRICK JAMES WILLIAM

74-02-450-0014-000

433 N. Third St.

Marine City, MI 48039

WEISGERBER THOMAS, WEISGERBER LORI

74-02-225-0003-000

470 N. Belle River Ave

Marine City, MI 48039

SCOTT, JOSHUA

74-02-225-0006-000

488 N. Belle Ricer Ave

Marine City, MI 48039

BEINDIT INVESTMENTS LLC

74-02-001-2030-026

6215 King Road

Marine City, MI 48039

WORSWICK ENTERPRISES

74-02-002-2000-200

PO Box 308

Marine City, MI 48039

DRUMMOND INVESTMENTS LLC

74-02-001-1017-000

PO Box 100

Marine City, MI 48039

WATTS KATHERINE LYNN

74-02-225-0001-000

6146 Telfer SD Rd

Sarnia, Ontario N7T 7H2

RODRIGUEZ ARTURO/YVONNE

74-02-475-0474-000

414 Pearl ST.

Marine City, MI 48039

HADLEY SANFORD W/CAHTERINE

74-02-475-0404-000

421 Pearl St.

Marine City, MI 48039

BRELOSKI DOMINIC

74-02-475-0405-000

5850 Plank

Marine City, MI 48039

JONES SAMANTHA

74-02-475-0492-000

436 Pearl St.

Marine City, MI 48039

BICKLEY EDWARD DALE

74-02-225-0004-000

483 N. Belle River Ave

Marine City, MI 48039

MCKELLAR GRETCHEN E

74-02-475-0388-000

506 Broadway St.

Marine City, MI 48039

TALMER BANK & TRUST/TCF BANK

74-02-001-2030-050

PO Box 182334

Columbus, OH 43218

PARISI SAM

74-02-002-2000-000

6242 King Rd.

Marine City, MI 48039

BEATTIE CHARLES W TRUST

74-02-012-2012-000

780 S. Water St.

Marine City, MI 48039

SHARROW MELVIN

74-02-012-2014-000

800 S. Water St.

Marine City, MI 48039

ERICKSON HOLDINGS INC

74-02-001-1013-300

6317 King Rd

Marine City, MI 48039

LAVELY LINDA

74-02-125-0002-000

930 S. Belle River Ave

Marine City, MI 48039

ROSE WILLIAM/KANDY

74-02-900-0003-000

8468 Anchor Bay Drive

Clay, MI 48001

MARINE CITY

74-02-001-2022-500

260 S Parker St

Marine City, MI 48039

VERMILYA DOUGLAS E/REBECCA K

74-02-001-1004-000

152 Degurse Ave

Marine City, MI 48039

BEINDIT INVESTMENTS LLC

74-02-002-2000-110

6215 King Road

Marine City, MI 48039

SAPH VAL A TRUSTEE

74-02-925-0066-000

PO Box 117 361 S Water St

Marine City, MI 48039

ZOBL MICHAEL

74-02-925-0064-000

6410 Arnold

Marine City, MI 48039

OLD TIMES N SUCH LLC

74-02-475-0297-000

113 N Eighth

St Clair, MI 48079

BAAB LLC

74-02-001-1013-200

7249 Flamingo

Clay Twp, MI 48001

FRIEDERICHS ANDREW ET-AL

74-02-012-2014-001

850 S. Water St.

Marine City, MI 48039

BACHLER JOHN/LUCILLE

74-02-925-0063-001

952 West Blvd.

Marine City, MI 48039

MC GLYNN KATHLEEN

74-02-700-0004-000

PO Box 595 336 Chartier

Marine City, MI 48039

BEATTIE CHARLES W TRUST

74-02-001-2001-001

780 S Water St

Marine City, MI 48039

KBE HOIST & FABRICATION INC

74-02-002-2072-000

51537 Industrial Dr

New Baltimore, MI 48047

BEINDIT INVESTMENTS LLC

74-02-001-2030-060

6215 King Road

Marine City, MI 48039

BASILICO DEBRA

74-02-225-0030-000

407 N Belle River Ave

Marine City, MI 48039

HENDRICK TIMOTHY JOSEPH, HENDRICK E

74-02-450-0015-000

186 S Third St

Marine City, MI 48039

SAPIENZA JOHN A

74-02-475-0407-000

126 Jefferson

Marine City, MI 48039

JENKEN KEITH/SUZANNE M

74-02-975-0015-000

809 S. Water St.

Marine City, MI 48039

FOLSKE JAY J

74-02-001-2030-006

6800 King Rd Ste E4

Marine City, MI 48039

CITY OF MARINE CITY

74-02-700-0078-000

260 S Parker St

Marine City, MI 48039

CHARTER TWP OF EAST CHINA

74-02-001-2022-600

5111 River Rd

East China, MI 48054

DRUMMOND INVESTMENTS LLC

74-02-001-1006-000

PO Box 100

Marine City, MI 48039

DEL-DOT HARBOR MARINA

74-02-980-0000-000

2425 Military Bldg 3

Port Huron, MI 48061

SEAWAY COMMUNITY BANK/Northstar Bank

74-02-925-0069-000

1960 Fred Moore Hwy

St Clair, MI 48079

CICHOWSKI LEONARD A

74-02-001-2020-000

335 N Belle River Ave

Marine City, MI 48039

DUMARS STEVEN

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City of Marine City

OFFICIAL ZONING MAP DRAFT - August 30, 2022

Zoning Districts:

Updated through August 2022

- 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

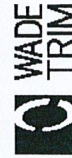
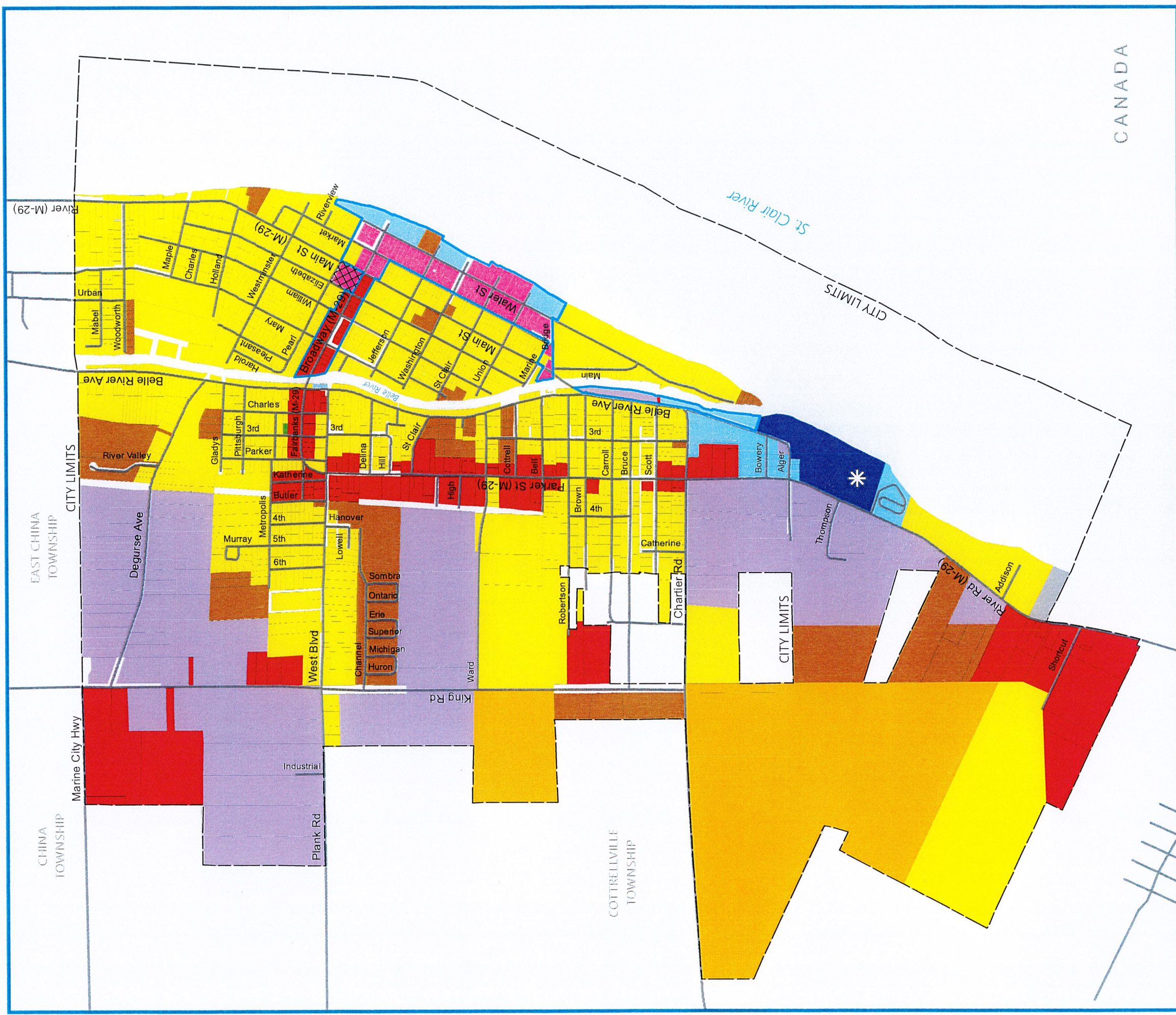
Nautical Mile District Overlay

Indicates that property was rezoned subject to a statement of conditions

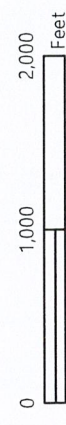
Base Layers:

- Roads
- City Limits
- Historic District
- Parcel Lines
- Water Bodies

Parcel Data Source: St. Clair County GIS, 2021



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Detroit, MI 48226
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