



CITY OF MARINE CITY

Planning Commission Meeting Agenda

Marine City Fire Hall, 200 South Parker Street

Regular Meeting: Monday, November 9, 2020 7:00 PM

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Commissioners Graham Allan, William Beutell, Keith Jenken, Madelyn McCarthy, 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. October 12, 2020 Meeting Minutes
8. **UNFINISHED BUSINESS**
 - A. Master Plan
9. **NEW BUSINESS**
10. **ADJOURNMENT**

**City of Marine City
Planning Commission Meeting
October 12, 2020**

A regular meeting of the Marine City Planning Commission was held on Monday, October 12, 2020 in the Fire Hall, 200 South Parker Street, Marine City, Michigan, and was called to order by Chairperson Moran at 7:00 pm.

The Pledge of Allegiance was led by Chairperson Moran.

Present: Chairperson Joseph Moran; Commissioners Graham Allan, William Beutell, Madelyn McCarthy, Brian Ross, Keith Jenken; City Commissioner William Klaassen; City Manager Elaine Leven; Deputy Clerk Michele Goodrich

Absent: None.

Communications

Motion by Commissioner Beutell, seconded by Commissioner McCarthy, to receive and file the Planning/Zoning Approval Process. All Ayes. Motion Carried.

Approve Agenda

Chairperson Moran stated he would like to amend the order of the New Business Agenda items so that the Site Condo Plan: Degurse Avenue would be item 9A, and change Hidden Harbor Condominium Association – Traffic Review to item 9B.

Motion by Commissioner Ross, seconded by Commissioner Allan, to approve the agenda as amended. All Ayes. Motion Carried.

Public Comment

Corey Waelens – 904 West Blvd. questioned what the intention of the Hidden Harbor Condominiums were and if they were going to be low income or standard units.

Dave Bannon – 6th St. stated that he had not seen anyone out conducting a traffic study, asked if there was going to be a special assessment on homeowners, and said that the City needed to figure out the traffic situation without destroying the roads.

Betty Babel – 162 N. 6th St. stated that she received no communication from the City regarding the Condominium development and that she was concerned about the safety of the residents and damage to the roads if the development goes forward.

Shelley Kargula – 117 N. 6th St. also stated that she received no communication from the City regarding the Condominium development and that she does not want the trucks to go up and down the street.

Approve Minutes

Motion by Commissioner Beutell, seconded by Commissioner Allan, to approve the September 14, 2020 meeting minutes. All Ayes. Motion Carried.

Unfinished Business

None.

New Business

Chairperson Moran verified that all Board members received a copy of the Master Plan and that the Master Plan would be on the agenda for the next Planning Commission meeting.

Site Condo Plan: Degurse Avenue (Charles Beattie)

John Monte with Project Control Engineering stated that he had received the recommendations from Wade Trim on the Preliminary Plan Review. Mr. Monte questioned if Adam Young with Wade Trim had received the correct plans as Mr. Young referenced both the Re-Zoning drawings and Preliminary Plans in his recommendations. Mr. Young was provided with a copy of the plans labeled Preliminary Construction, dated 08/12/2020.

Chairperson Moran confirmed that since the plans referenced individual home sites that there would be little to no need for internal sidewalks. Mr. Monte stated that Chairperson Moran was correct and that the sidewalks would be going along Degurse and Gladys.

Commissioner McCarthy questioned if the gap in the sidewalk that was referenced in the Planning Commission meeting minutes from March was addressed. Commissioner Beutell advised that the continuation of the sidewalk referenced a different project.

Commissioner McCarthy questioned if establishing an easement was a possibility in the event the City or Association were able to connect the bike path at a future date. Mr. Monte responded that he could speak to the property owner about an easement.

Chairperson Moran questioned if community drainage was allowed into the wetlands. DPW Supervisor, Mike Itrich, responded that to the best of his knowledge, it was.

Chairperson Moran stated that public sewage needed to be compliant.

Chairperson Moran questioned if the project addressed planting trees on the property side and Mr. Monte confirmed that this was what they had done. Commissioner McCarthy requested that the property owner consider an alternate tree variety other than a Maple which was being proposed. She stated that the property already had a lot of Maple trees and suggested planting a black gum tree for diversification. Mr. Monte responded that he could speak to the property owner about using a different tree species.

Motion by Commissioner Beutell, seconded by Commissioner McCarthy, to approve the preliminary Site Condo Plans: Degurse Avenue. All Ayes. Motion Carried.

Hidden Harbor Condominium Association – Traffic Review

Chairperson Moran referenced the memorandum from City Manager Leven dated 10/01/2020 to the Planning Commission that advised them of the City Commission's motion to remand the project back to the Planning Commission for further review of the impact of the project on local roads from construction equipment traffic and the impact of the project on local traffic as a whole. Chairperson Moran requested that the aforementioned memorandum, the data provided by Wade Trim and the Planning Commission meeting minutes be provided to the City Commission and serve as the Planning Commission report.

Chairperson Moran read, for the record, the letter with the subject line: Traffic Route For Construction from DPW Supervisor Mike Itrich to City Manager Leven dated 10/06/2020. The letter provided information to help determine possible traffic routes for the construction traffic. Mr. Itrich's primary recommendation was to provide a temporary construction access route utilizing a private easement from King Road, or as an alternative from West Boulevard. He advised that if a temporary construction route was not feasible, there was a limitation on local roads that no truck with three or more axles utilize them unless it was a designated truck route and that there is no designated truck route to the site. Mr. Itrich's letter stated that if the developer was unable to meet this requirement, he would have to submit a request to the Chief of Police for a permit.

DPW Supervisor Itrich stated that the City has a 60 foot easement from Metropolis to King Road and on 7th Street the City has a 24 foot easement.

Commissioner McCarthy questioned if the developer would have to bring the route up to a standard to carry the weight of the construction traffic and if the City had a projected cost to do so. Mr. Itrich stated that the roads would need 8" of stone and he did not have a cost.

Commissioner Jenken questioned if the City required bonding from contractors to the City. City Manager Leven stated that she was not aware of any requirement in the ordinance. Commissioner Allan questioned if the Board could ask City Commission to consider bonding as a requirement. Commissioner Klaassen stated that he believed they could require a bond but needed to consult with the City Attorney. Commissioner Jenken advised that contractors would not need a bond if they used an alternate route for construction traffic.

DPW Supervisor Itrich stated that if the developer did not want to use the alternate route, then 6th Street would have to have temporary parking on one side however, the Chief of Police would be the one to make that decision.

Adam Young with Wade Trim introduced himself as the Planning Consultant for the City and advised that he was tasked with looking into the impact of the project on local traffic as a whole. He stated that he provided a memorandum to City Manager Leven on 10/06/2020 that addressed the Hidden Harbor Traffic Generation Data. Mr. Young advised that the information was not based on a traffic study where someone would have gone out and done traffic counts but rather, based on published standards outlined in the Institute of Transportation Engineers (ITE) Trip Generation Manual.

Mr. Young summarized the data presented in his memorandum and outlined the daily rate of trips for the proposed Hidden Harbor project both under the 9th Edition of the ITE Manual and the 10th Edition of the ITE Manual. Chairperson Moran requested that they focus solely on the 10th Edition of the ITE Manual and ignore the 9th Edition in an effort to eliminate confusion.

Mr. Young advised that per the City Commission request, he was to come up with assumptions on how cars will come in and out of the development; he advised that future residents of Hidden Harbor may utilize a combination of seven different streets. Chairperson Moran stated that according to the information presented, the current total traffic allocated across the local streets was 859 daily trips and with the addition of the

Hidden Harbor development it would increase to 1,010 – 1,049; an increase of approximately 22%.

Commissioner Klaassen stated that all of the streets have two outlets however, the Condominium development dead ends. He stated that if there was a fire, people would be trapped if they did not have two exits.

Chairperson Moran requested the Board to make a motion to accept the information as presented as fulfilling the request from the City Commission. Commissioner Allan requested the motion include the addendum that City Commission look into acquiring a bond. Furthermore, Commissioner Ross requested the motion omit the information associated with the 9th Edition ITE as recommended by Commissioner Moran.

Mr. McNamee, legal representation on behalf of Jay Folske, owner of the proposed Hidden Harbor Condominium development, requested to speak at this time. Chairperson Moran stated that there was a current motion on the floor and that Mr. McNamee could not address the Board.

Motion by Commissioner Allan seconded by Commissioner Beutell, to accept the data as presented, in addition to the Planning Commission minutes, as fulfilling the request of the City Commission. In addition, the Planning Commission requested that the City investigate whether the City should require a bond from contractors and to omit the information related to the 9th Edition Institute of Transportation Engineers (ITE) Trip Generation Manual. All Ayes. Motion Carried

Adjournment

Motion by Commissioner Beutell, seconded by Commissioner Allan, to adjourn at 7:49 pm. All Ayes. Motion Carried.

Respectfully submitted,

Michele E. Goodrich
Deputy Clerk

Kristen Baxter
City Clerk