



# CITY OF MARINE CITY

## Planning Commission Meeting Agenda

260 South Parker Street

Regular Meeting: Monday, November 14, 2022 6:00 PM

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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**
  - A. MSU Extension: Zoning District, tax assessor classifications not the same thing
  - B. MSU Extension: Zoning and condominiums
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 10, 2022 Meeting Minutes
8. **UNFINISHED BUSINESS**
  - A. Landscaping Ordinance
  - B. Request for Proposals – Master Plan & Master Recreation Plan
9. **NEW BUSINESS**
  - A. Marine City Place Apartments – Parcel #74-02-012-3004-000  
Initial Site Plan Review
  - B. Schneider Motorsports & Marine – Parcel #74-02-875-0035-000  
Initial Site Plan Review
  - C. St. Clair County Community Mental Health – Parcel #74-02-925-0075-000  
Zoning Permit PZ220078 & Building Permit PB220023
10. **ADJOURNMENT**

## Zoning district, tax assessor classifications not the same thing

Tyler Augst, [Michigan State University Extension](#) - September 1, 2022

*Originally written by Kurt H. Schindler.*

Some improperly use tax assessor classifications as an indicator of zoning district, but they are not the same and one should never base zoning decisions on property tax classifications.



A common misperception is the belief that the tax classification on one's property tax bill is the same as the property's zoning district.

They are not the same. [Michigan State University \(MSU\) Extension](#) specialists in planning and zoning often receive questions on this topic, especially in situations where the tax classification seems to be at odds with the zoning district. (Related articles: [March board of review is landowners opportunity to protest property tax issue](#); [Qualified agricultural property exemption not necessarily tied to property classification](#)). To understand these two distinct concepts, tax classification and zoning district, property owners must look to Michigan's [General Property Tax Act](#) and the local zoning ordinance, respectively.

## Tax classification

The tax assessor classifies real property and takes that data to study property values in a given area. The assessor will group all of a certain type of residential property so residential values are only being compared to like residential land for the equalization process. Towards that, the [General Property Tax Act \(MCL 211.34c\)](#) requires that by the first Monday in March, the local assessor must classify all the property within the local jurisdiction.

The [General Property Tax Act \(MCL 211.34c\(2\)\)](#) provides for uniformity in property assessments and taxation and strictly defines each of the six tax classifications for real property in Michigan. The tax classification assigned to a given property is determined based on how that land is currently being used. The six classifications are:

- Agricultural (includes sub-classifications for agricultural: improved, vacant, building on leased land, and other agricultural categories)
- Commercial (includes sub-classifications for commercial: improved, vacant, renaissance zones, condominiums, personal property, and more)
- Industrial (includes sub-classifications for industrial: improved, vacant, renaissance zones, personal property, and more)
- Residential (includes sub-classifications for residential: improved, vacant, condominiums, and more)
- Timber (includes sub-classifications for timber: cutover, Commercial Forest Act, and more)
- Developmental (includes sub-classifications for vacant, improved, leaseholder approved, and more. This classification is used near population centers where uses are changing)

Within each classification, the tax assessor also has many possible sub-classifications that can be utilized. The State Tax Commission publishes a guide that explains each of these classification in further detail and also outlines the appeals process for property owners that disagree with their tax classification.

In short, tax classifications are determined by the local assessor based on the current use of the property.

## **Zoning classification**

Zoning district names may have the same titles (agricultural, commercial, industrial and residential), but they have a different purpose.

A local government adopts a master plan using a process spelled out in the Michigan Planning Enabling Act (MCL 125.3801 et seq.). Part of the plan will include discussion on zoning and will include a future land use map. The master plan expresses a future vision for a community and shows where different forms of growth should occur and where various uses should occur in the community.

The local government then might adopt a zoning ordinance using processes, protocols and restrictions spelled out in the Michigan Zoning Enabling Act (MCL 125.3101 et seq.). A zoning ordinance includes a zoning map that shows zoning districts. Over time the zoning map is updated and gradually starts to look like the future land use map.

Those zoning districts are often given names denoting what type of development can occur, such as commercial or light industrial. There is no standardization of zoning district names in Michigan. Some communities name their zoning districts after a colloquial place name, or neighborhood name, such as Spartyville Heights. Others just use a letter-number system such as R-1, R-2, etc. Residential R-1 might be the least dense single-family area in one community, but the densest multiple family area in another community.

While the names may be informative, one needs to look to the details in the zoning ordinance to see what that district is about and what land uses and building forms might be allowed. If you are interested in learning more about planning and zoning in Michigan, check out MSU Extension's Citizen Planner program at [www.CitizenPlanner.msu.edu](http://www.CitizenPlanner.msu.edu).

In short, zoning districts are established by the local zoning ordinance and regulate the allowable uses of that property based on a community's master plan.

## Zoning and tax classification are not the same

Simply stated, zoning is permitted land use while property classification is uniform taxation. Because of these differences, one should never base zoning decisions on what appears on a property tax bill or assessment notice. Zoning is talking about what the use and building forms can and cannot be today and in the immediate future. Tax classifications, meanwhile, talk about the actual use already on the land. The tax assessor is classifying property based on what the current use of parcels are, for purposes of comparing like-land in order to calculate property values and generally uses a statewide classification system with uniform names.

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## Zoning and condominiums

Mary Reilly, Michigan State University Extension - September 1, 2022

Does the zoning ordinance prohibit condominiums if they are not listed as a use?



Photo via Canva.com.

Condominiums are not a specific building type or distinct land use listed within certain zoning districts; condominiums are a *form of ownership*. Condominiums, or condos, come in many forms such as a multi-story building, townhome, single-family dwelling,

storage building, marina slip, or campground. Zoning ordinances do not list condominiums as a land use classification because they are a *form of ownership* that manifest in many ways.

A master deed is the foundational and comprehensive legal document creating the condominium. The master deed outlines ownership responsibilities, rules, and shared common elements. Condo members typically pay yearly or monthly dues to maintain or enhance common elements such as parking areas, drives, a pool, clubhouse, tennis court, or shared waterfront. Member dues procure shared services such as garbage pickup, snow plowing, or grounds keeping.

The Condominium Act, Act 59 of 1978, regulates the varied and detailed aspects of this *form of ownership*. MCL 559.241 (2) states, “a proposed or existing condominium project shall not be prohibited nor treated differently by any law, regulation, or ordinance of any local unit of government, which would apply to that project or development under a different form of ownership.”

In other words, if the condominium presents as single-family dwellings on individual units, classify it as single-family dwelling for the purposes of identifying zoning regulation. If the condominium appears as a commercial storage facility, zoning would treat it the same as any other commercial storage facility.

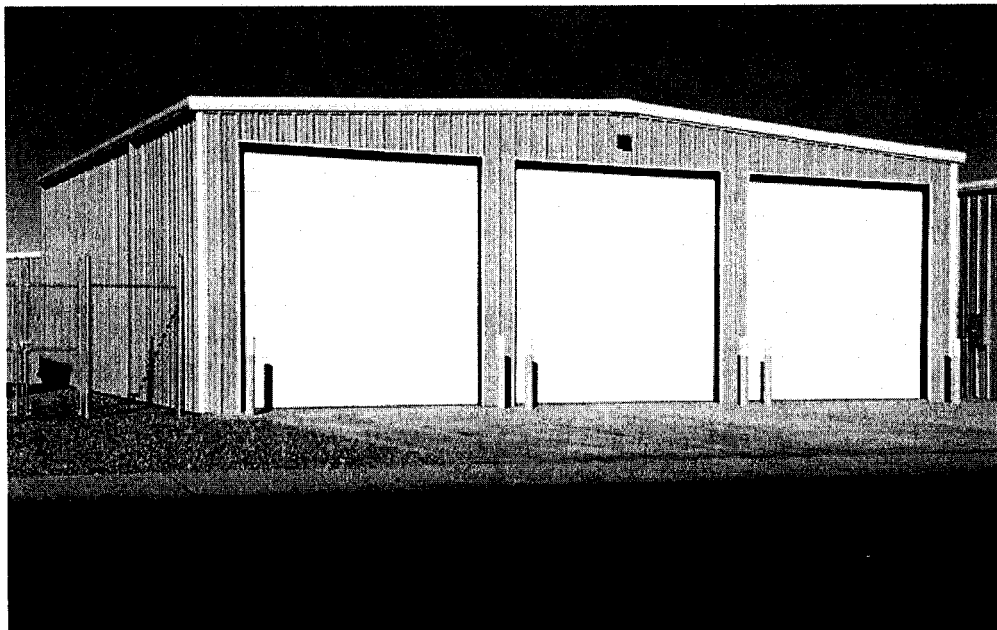


Photo via Canva.com.

Importantly, condominiums are a tool used to convey real property, and often utilized as an alternative to creating a platted subdivision under the Land Division Act (Public Act 288 or 1967). Condominium standards for approval vary among ordinances ranging from

a basic definition to a complete Condominium article in the ordinance.

As a *form of ownership*, some zoning ordinances are silent on condominiums. However, this does not mean they are prohibited (see MCL 559.241 (2) of the Condominium Act). In fact, if a local ordinance is silent on condominiums, there is very little, if any, local review of the condominium project. A development project that consists of a single building, such as a storage facility, that is ‘condominiumized’ would be treated the same as a storage facility that has a single owner and is rented. Ordinarily, this is a use by right in the zoning district and the zoning administrator simply checks for satisfaction of ordinance standards, including setback, height, area, etc., and approves the request if it meets the ordinance standards.

What if the condominium project consists of a large single-family residential development, referred to as a site condo? Site condos are not subject to subdivision review under the Land Division Act, nor does the Condominium Act prescribe a local government review process for condominiums. In other words, there is no local government review of a site condo unless there is a local ordinance that requires the review. Some municipalities require site condominium review using similar standards and procedures as subdivision review. To do so, the zoning ordinance includes the term “condominium unit” as part of the definition of a lot and has other specific regulatory language for condominiums. The local government can then use site plan review of the site condo similar to preliminary plat review of a subdivision.

If you have questions about how to regulate condominiums in your community, seek the help of a professional planner or municipal attorney. General condominium questions can be directed to a MSU Extension [land use educator](#).

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**City of Marine City  
Planning Commission Meeting  
October 10, 2022**

A regular meeting of the Marine City Planning Commission was held on Monday, October 10, 2022 at 260 South Parker Street, and was called to order by Chairperson Moran at 6:05 pm.

The Pledge of Allegiance was led by Chairperson Moran.

**Present:** Chairperson Joseph Moran; Commissioners Graham Allan, William Beutell; City Commissioner William Klaassen; City Manager Holly Tatman; Deputy Clerk Michele Goodrich

**Absent:** Commissioners Keith Jenken, Andrew Pakledinaz, Madelyn McCarthy

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

**Communications**

None.

**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 Commissioner Beutell, seconded by Commissioner Allan, to approve the September 12, 2022 meeting minutes. All Ayes. Motion Carried.

**Public Hearing – Zoning Map Updates**

Chairperson Moran opened the Public Hearing at 6:08pm

Chairperson Moran read a letter submitted to the Planning Commission from William Simons requesting his properties at 1154 S. Belle River Avenue and the adjacent Northeast vacant lot, remain zoned as Multi-Family Residential.

William Simons – spoke in favor of keeping his properties zoned Multi-Family Residential and his belief that the properties were worth more zoned Multi-Family.

Larry Simons – spoke in favor of allowing the properties owned by William Simons to remain Multi-Family Residential and asked for clarification regarding what properties on Gladys were being rezoned. City Manager Tatman explained that existing duplexes would remain R-M and that the zoning was being changed to match what was currently existing.

Connie Termini – questioned if water rates would increase due to the zoning map changes.

City Manager Tatman explained that City Zoning Maps were typically updated every few years and that the Planning Commission had worked hard to clean-up the spot-zoning and bring the map up to date with what was currently existing, as best they could.

Chairperson Moran closed the Public Hearing at 6:31pm

## **Unfinished Business**

### Zoning Map Updates – Recommendation

City Commissioner Klaassen requested the minutes reflect that the Board had considered the communication presented by Mr. William Simons. Commissioner Allan stated that he did not believe the request provided enough of a compelling case to change the Zoning Map.

Motion by Commissioner Allan, seconded by Commissioner Beutell, to approve the City of Marine City Zoning Map, as presented. **Roll Call:** Ayes: Moran, Beutell, Klaassen, Allan. Nays: None. Motion Carried.

### 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 she had not yet gotten the proposal out and that she was currently making a list of firms that she would be sending the Request for Proposals to.

**New Business**

None.

**Adjournment**

Motion by Commissioner Beutell, seconded by Commissioner Allan, to adjourn at 6:42 pm. All Ayes. Motion Carried.

Respectfully submitted,

Michele E. Goodrich  
Deputy Clerk

Shannon Adams  
City Clerk

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**To:** Chairman and Members of the Marine City Planning Commission  
**From:** Tracy Kallek, Building Official  
**Date:** 10.20.2022  
**Subject:** Marine City Place Apartments

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**Re:** 2006 S Parker (vacant)

**Site Plan Review:** Chesterfield Venture, LLC has proposed an Apartment complex at the address of 2006 S. Parker. Parcel # 74-02-012-3004-000 it is a 10.68 acre property that sits just South of the cement plant. The parcel is in the R-M district. The following is from our ordinance governing the Multiple Family Residential District.

**§ 160.050 INTENT.**

The R-M Multiple-Family Residential Districts are designed to provide sites for multiple-dwelling structures which will generally serve as zones of transition between the business or industrial districts and lower density single-family districts. The Multiple-Family District is further provided to serve the limited needs for the apartment-type of unit in an otherwise single-family residential community.

(Prior Code, App., § 500)

**Building Data:**

- 180 units
- 36 units per building
- 5 buildings in total
- 175 - 2-bedroom units (928 square feet per)
- 5 - 1- bedroom units (648 square feet per)

**Density Requirements:**

1,200 sf per room  
 1,200 x (175 x 3+5 x 2)  
 642,000 = 14.74 ac

The developer believes to be in need of a variance for the density rule, but I don't think they took out of their equation the kitchen, dining and bathing areas, as per the below reference. Firmer number to come.

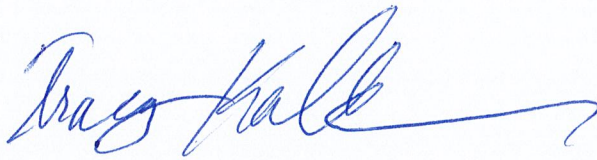
(F) (1) In an R-M Multiple-Family District the total number of rooms of 80 square feet or more (not including kitchen, dining and sanitary facilities) shall not be more than the area of the parcel in square feet divided by 1,200. All units shall have at least 1 living room and 1 bedroom, except that not more than 10% of the units may be of an efficiency apartment type. In an R-M District for the purpose of computing the permitted number of dwelling units per acre the following room assignments shall control:

Parking; 320 space of which 21 will be ADA spaces. Some conversation should take place on the ability to charge an electric vehicle. at the very least conduit should be run to areas for future charging. Metering will be handle by the landlord.

***Summary:***

This is first look meeting, the aforementioned items are, but a few things to consider. Our planner will have and electronic copy for his/her review.

Best Regards,

A handwritten signature in blue ink, appearing to read "Tracy Kallek", with a long, sweeping horizontal flourish extending to the right.

Tracy Kallek, Marine City Building Official



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

<b>Application Fees:</b> \$200.00 \$300.00 \$200.00	<b>Single &amp; Multi-Family (up to 3 units)</b> <b>Commercial, Industrial, Subdivisions, Condos, Multi-Family (4 or more units)</b> <b>Special Use Application</b>
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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](http://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): Marine City Place Apartments, LLC - Rutger Breakey

Applicant Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Property Owner Name(s): Chesterfield Venture, LLC

Property Owner Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Name of Proposed Development: Marine City Place Apartments

Address of Development: 2006 S. Parker St, Marine City, MI 48039

Parcel No.: 74-02-012-3004-000 Description of Development:  New  Addition

Copy of Legal Description Attached

Proposed Use: Mutliple-Family Residential complex consisting of (5) 36 unit buildings totaling 180 apartment units. The development will also include a leasing office with a gym, maintenance shed, and the associated parking lot and utilities for the complex.

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:  Date: 9/28/2022

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Site Plan Preparer Signature:  Date: 9/28/2022

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



DATE: 10/20/22      ATTENTION: Ann Marie Singer  
 PROJECT NO.: 16-2568      COMPANY: City of Marine City  
 REFERENCE: Marine City Place      ADDRESS: 260 S. Parker St.  
    Apartments  
 YOUR FILE NO.:      CITY, ST, ZIP: Marine City, MI 48039  
    PHONE: 810-765-9011

THE FOLLOWING ITEMS:

COPIES:	DATE:	DESCRIPTION:
8	9/28/22	C-101 Development Plan

LETTER OF TRANSMITTAL

ARE TRANSMITTED:

- PER YOUR REQUEST
- FOR YOUR FILES
- FOR REVIEW & COMMENT
- OTHER

FOR YOUR:

- APPROVAL
- USE
- INFORMATION
- OTHER

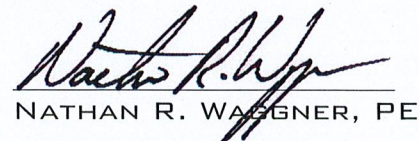
VIA:

- COURIER
- FOR PICK UP
- USPS
- NEXT DAY
- OTHER
- CERTIFIED
- FED EX
- UPS
- DHL
- SATURDAY DELIVERY
- TRACKING #

COMMENTS:

Ann Marie,  
 Included in this submittal is 8 more copies of the development plan for the proposed Marine City Place Apartments development.  
 Let me know if you have any questions. Thanks.

FROM:

  
 NATHAN R. WAGGNER, PE

CC: File





# CITY OF MARINE CITY

303 S. Water Street  
MARINE CITY, MICHIGAN 48039  
(810) 765-8846 • Fax (810) 765-4010

11/7/2022

To: Marine City Planning Commission

Re: 1300 S Parker

Please review the attached submittal for a use change and renovation of existing buildings at 1300 S Parker.

This is a mixed building construction type of IIB, III and V, the structures are fully suppressed from a previous use and the system will have to be re-certified.

All of the work including the proposed gravel parking lot (S-1.02) to the South of the Main Structure is located in the I-1 Zoning District.

## § 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.

(1) The manufacture, compounding, processing, packaging or treatment of such products as: bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware and cutlery; tool; die, gauge and machine shops;

(2) The manufacture, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials; bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, sheet metal (excluding large stampings such as automobile fenders or bodies), shell, textiles, tobacco, wax, wire, wood (excluding saw and planing mills) and yarns;

(3) The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas;

(4) Manufacture of musical instruments, toys, novelties, and metal or rubber stamps, or other small moulded rubber products;

(5) Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs;

(6) Laboratories: experimental, film or testing;

(7) Manufacture and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like;

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

(9) Central dry cleaning plants or laundries provided that such plants shall not deal directly with consumer at retail; and

(10) All public utilities, including buildings, necessary structures, storage yards and other related uses.

(B) Trade or industrial schools;

(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;

(E) Accessory structures and uses customarily incident to the above permitted uses;

(F) Nonaccessory, freestanding signs; and

(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)

**§ 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.

(A) Restaurants or other places serving food or beverage except those having the character of a drive-in so called, automobile service stations, newsstands and tobacco shops, which in the opinion of the Planning Commission are intended to serve the convenience needs of persons working in the I-1 District, subject to the regulations applicable to such uses;

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

(C) Storage facilities for building materials, sand, gravel, stone lumber, open storage or construction contractor's equipment and supplies, provided such is enclosed within a building or within an obscuring wall or fence 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. Such wall shall be not less than 5 feet in height and may, depending upon land usage, be required to be 8 feet in height, and shall be subject further to the requirements hereof;

(D) Metal plating, buffing and polishing, subject to appropriate measures to control the type of process to prevent noxious results and/or nuisances; and

(E) Other uses of a similar and no more objectionable character, and which will not be injurious or have an adverse effect on adjacent areas, any may therefore be permitted subject to such conditions, restrictions and safeguards as may be deemed necessary in the interest of public health, safety and welfare.

(Prior Code, App., § 902)

**§ 160.128 REQUIRED CONDITIONS.**

Any use established in the I-1 District after the effective date of this chapter shall be operated so as to comply with the performance standards set forth hereinafter.

(Prior Code, App., § 903)

**§ 160.129 AREA AND BULK REQUIREMENTS.**

See § ~~160.195~~ limiting the height and bulk of buildings and the minimum size of lot by permitted land use.

(Prior Code, App., § 904)

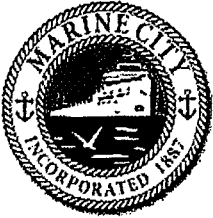
As you can see the intended S-1 fits in to several allowed I-1 uses.

The Building Renovations will be governed by the Michigan Building Code, National Electrical Code, Michigan Mechanical Code, and Michigan Plumbing Code.

Best Regards,



Tracy Kallek  
Marine City Building Official



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 Receipting Code: Plan Com

<b>Application Fees:</b> \$200.00 \$300.00 \$200.00	<b>Single &amp; Multi-Family (up to 3 units)</b> <b>Commercial, Industrial, Subdivisions, Condos, Multi-Family (4 or more units)</b> <b>Special Use Application</b>
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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](http://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): LARRY NICHOLS L.A.

Applicant Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Property Owner Name(s): CHRIS SCHNEIDER

Property Owner Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Name of Proposed Development: SCHNEIDERS MOTORSPORTS & MARINE

Address of Development: 1300 S. PARKER  
LOTS 29, 30, 31, 32 & 41, L53, P41

Parcel No.: SEE ATTACHED Description of Development:  New  Addition

Copy of Legal Description Attached

Proposed Use: STORAGE

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: \_\_\_\_\_ Date: 10-23-22

Owner's Signature: Chris \_\_\_\_\_ Date: 10-24-22

Site Plan Preparer Signature: \_\_\_\_\_ Date: 10-23-22

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

**ZONING Permit | PZ220078**

9-C

**Property Information**

02-925-0075-000

6221 KING RD  
MARINE CITY MI, 48039

Subdivision:

Lot:

Block:

**Name Information**

Owner: SCC COMMUNITY MENTAL HEALTH AUTH

Phone:

Occupant: HEPTA CONTROL SYSTEMS, INC

Phone: (888) 726 6688

Applicant: SCC COMMUNITY MENTAL HEALTH AUTH

Phone:

Contractor:

Phone:

Licensee:

Phone:

License Issued:

License Expires:

**Permit Information**

Date Issued: 09/19/2022

Date Expires:

Status: FINALED

Work Description:

LOT LINE RE-APPORTIONMENT

Stipulations:

FINAL Inspection | TRACY KALLEK

Status: Completed

Result: Approved

Scheduled: 10/21/2022 12:00 AM

Completed: 10/20/2022 12:09 PM

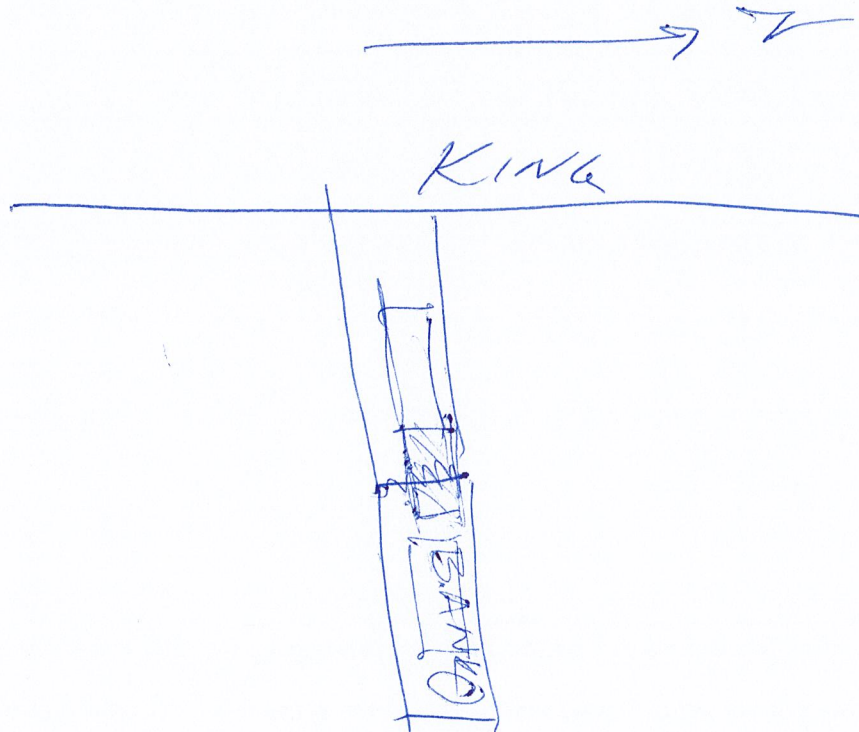
**Fee Information**

STANDARD ITEM

PLAN REVIEW FEE

100.00

100.00



**Building Permit | PB220023**

**Property Information**

02-925-0075-000	6221 KING RD	Subdivision:	
	MARINE CITY MI, 48039	Lot:	Block:

**Name Information**

Owner:	ST CLAIR COUNTY MENTAL HEALTH	Phone:	
Occupant:	ST CLAIR COUNTY MENTAL HEALTH	Phone:	
Applicant:	ST CLAIR COUNTY MENTAL HEALTH	Phone:	
Contractor:		Phone:	
Licensee:		Phone:	
License Issued:			
License Expires:			

**Permit Information**

Date Issued: 04/12/2022	Date Expires: 04/18/2023	Status: SUSPENDED (FEE)
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**Work Description:**

INTERIOR RENOVATION OF EXISTING BUILDING

**Stipulations:**

- MBC15
- NEC17
- MMC15
- MPC18
- MICHIGAN ENERGY CODE
- ICC 117 ADA

**Fee Information**

STANDARD ITEM	PLAN REVIEW FEE	300.00	300.00
Application Fee	APPLICATION FEE	1.00	75.00
Valuation	VALUATION \$100,001-\$500,000	450,000.00	3,375.00
Standard Item	Plan Review Comm/Ind	3,450.00	490.00
Registration Fee	CONTRACTOR REGISTRATION	1.00	25.00